



WEEDON VILLAGE

PARISH PLAN 2011

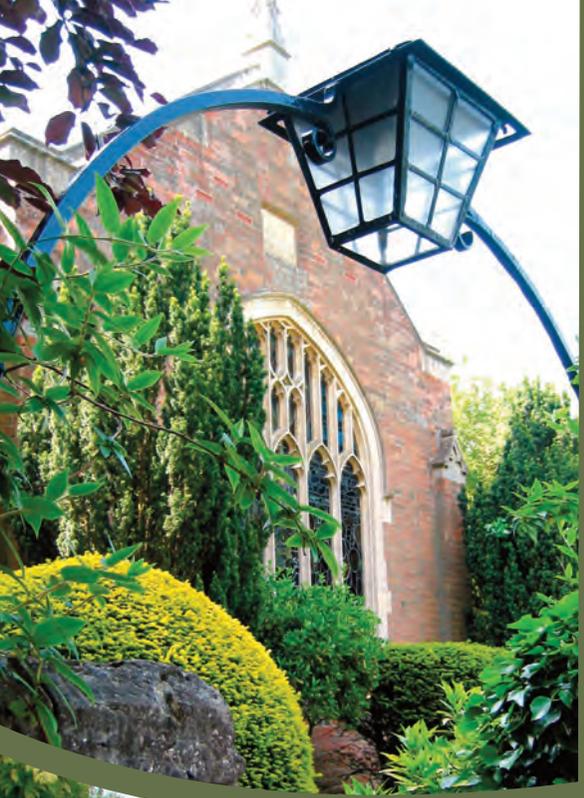


PERFECTLY PLACED FOR THE FUTURE

WEEDON VILLAGE

PARISH PLAN 2011

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INTRODUCTION



The production of this Parish Plan was initiated by Weedon Parish Council in the summer of 2008.

The process started with two village open meetings in the Old Schoolroom, to which all villagers were invited, where the rationale and process of producing the Plan was explained. All attendees were asked to write their initial thoughts on a wide variety of issues on sticky notes. There was broad support for the production of a Parish Plan.

A Steering Committee was constituted, beneath which four Working Groups were formed under the titles of Economy, Environment, Social & Community and Transport. A leader was appointed for each group who then co-opted those people who had expressed interest in contributing to the Parish Plan process. There were numerous volunteers and all were accommodated.

Each Group independently, through a series of meetings, considered all aspects of their remit with the aim of formulating a consolidated questionnaire for circulation to the entire village. It was paramount to our objective to seek the views of as many residents as possible and to avoid any preconceptions.

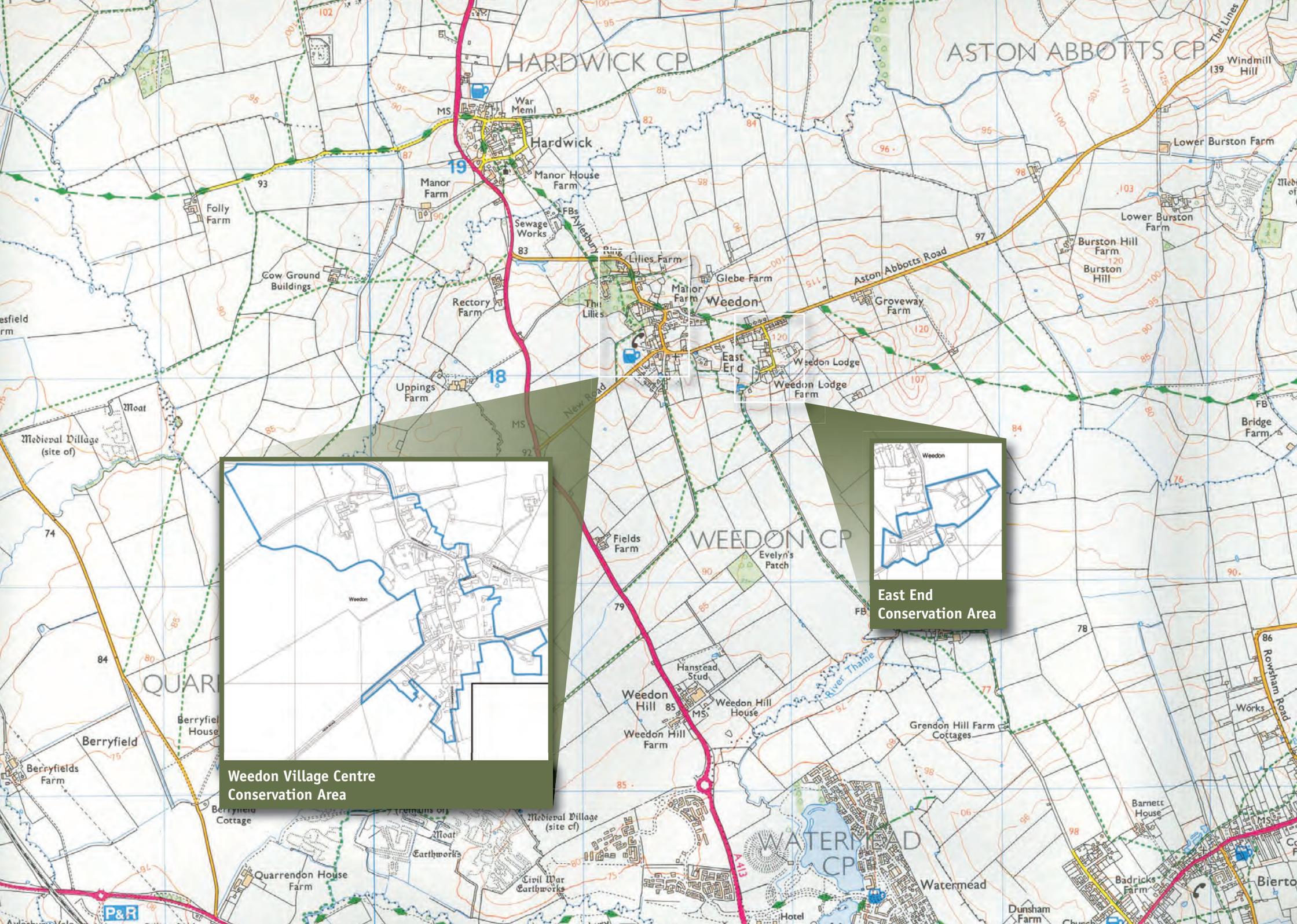
We had hoped to complete the whole process within a shorter time scale but we were entirely reliant on volunteers, most of whom had other commitments. However it was far more important that we carried out a complete, unbiased and impartial appraisal of the views and aspirations of the residents of Weedon.

Villagers were kept informed of progress by means of the village website (www.weedonbucks.org.uk), by a series of newsletters delivered to all households, and by inserts in the parish magazine. In addition the Social & Community Working Group held five focus group meetings throughout the village during the spring and summer of 2009.

This Parish Plan process is a means of proactively seeking the opinions of the residents on the village at present. It reflects their views on how they would like the village to develop in the future and how they think this might be achieved. However, Weedon does not exist in isolation, and our plan must fit into the wider framework of local and national government policy. Therefore in Autumn 2010 we took the decision to delay publication in order to review and update the draft plan, taking account of new initiatives and legislation.

This Plan document, supported by the Supplementary Evidence folder, is not the end of the process. It is merely the start point of an appropriate action plan to secure, where practically possible, the future wishes of the community.

Michael Nagele
Chairman, Weedon Parish Plan Steering Committee
January 2011



HARDWICK CP

ASTON ABBOTTS CP

WEEDON CP

WATERMEAD CP

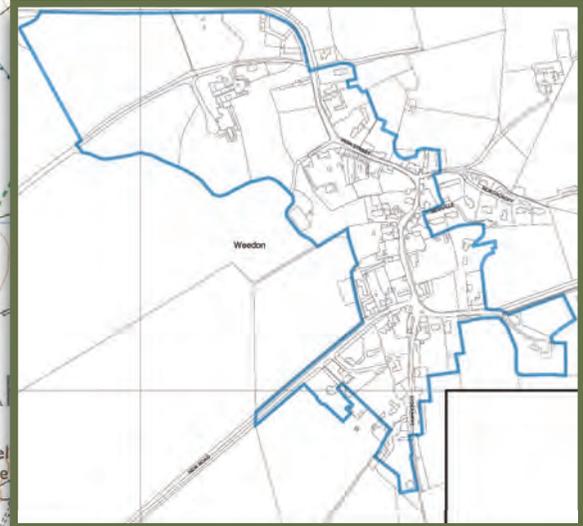
Hardwick
Manor House Farm
Sewage Works
Lilies Farm
Manor Farm
Glebe Farm

Weedon
East End
Weedon Lodge
Weedon Lodge Farm

Weedon Hill
Weedon Hill Farm
Weedon Hill House

East End
Conservation Area

Weedon Village Centre
Conservation Area



Folly Farm
Manor Farm
Cow Ground Buildings
Rectory Farm
Uppings Farm

Medieval Village (site of)

Berryfield
Berryfields Farm
Berryfield House
Berryfield Cottage

Quarrendon House Farm
Civil War Earthworks
P&R

Lower Burston Farm
Burston Hill Farm
Burston Hill
Grove Way Farm

Watermead
Dunsham Farm
Barnett House
Badricks Farm
Bierston



Weedon village is located two and a half miles north of Aylesbury just to the east of the main A413 road to Buckingham.

Its elevated position (c. 350ft/107m above sea level) affords extensive views over the Vale of Aylesbury and the Chilterns from its south and west aspects and to the north there are good views over rolling countryside towards Hardwick and Whitchurch.

The village is in two settlements, a characteristic typical of many Buckinghamshire villages. The main settlement is centred around a loop just off the main A413. The smaller part known as East End is located south of the road to Aston Abbotts.

The centre of the village, and East End, are designated as two separate conservation areas. Of the 152 main village buildings (149 private homes plus the Five Elms pub with live-in tenants, the Old Schoolroom village hall and the Methodist Chapel), 58% are in one of the conservation areas, and one in seven is on the English Heritage Register of Listed Buildings, including 20 Grade II and one Grade II*.

The Parish Plan also covers homes on the A413 Buckingham Road within the parish boundary – the working farm Fields Farm and the former lodge house Lilies Lodge – and three other small settlements: “old” Weedon Hill, a cluster of seven houses and farm cottages about one and a half miles south of the village; Uppings Farm, a working farm and two cottages down a farm track on the west side of the A413; and Rectory Farm, a former farmhouse plus six homes converted from barns and outbuildings, situated just south of the Cooks Hill turning into the village.





Weedon, an Old English word, means “pagan shrine on a hill”. The pagan Anglo-Saxons settled in Buckinghamshire from the fifth century onwards, so the name possibly indicates a comparatively late survival of pagan practices. Archaeological surveys have found Neolithic to Bronze Age flints and Roman remains in various parts of the parish suggesting the possibility of a much earlier settlement.

The Domesday Book

Although Weedon is mentioned in a will dated 944, it is not named in the Domesday Book of 1086, but is included in the three land-holdings listed for Hardwick. The largest of these was Hardwick Manor and the second is believed to have been called Weedon-in-the-Vale Manor in the 14th century and Kempton’s Fee in the 16th and 17th centuries. The smallest, on which may have stood a dovecot and windmills, may have become part of the Weedon manor.

Descent of the Manors – Origin of the Two Weedon “Ends”?

Hardwick Manor was inherited by two sisters in 1236 and from that date each half descended separately in ownership. In 1385, New College, Oxford acquired one half, with its base being at Weedon Lodge. Until parish boundary changes in 1886, Weedon Lodge, with eight acres of land, was actually part of Wingrave parish, not Weedon. The College still owns land at Weedon Hill.

The other half-manor was conveyed to Robert Lee of Quarrendon in 1522. A year later, he also acquired Weedon-in-the-Vale Manor. Lilies was the base of the Lees. This arrangement may account for the polyfocal layout of the village, with one centre at East End and the other at the High Street. The two parts are still separated by the field called The Closes.

Windmills of Weedon

The mound in Lilies Park beside the Buckingham Road may be all that remains of one of the windmills mentioned above. In 1692, Elizabeth, Countess of Lindsey, of Lilies and her son, Henry, Earl of Litchfield, granted two parcels of land to Leonard Sharp, miller of Aston Abbots. A substantial windmill was to be built on one parcel, on the site of a former ancient mill, and on the other a little house for the miller. The Windmill Field or Nap is referred to in several “glebe terriers” (land surveys), including that of 1605, and a windmill is shown on the pre-enclosure map of Weedon, albeit on the opposite side of the main road. The position of the road may have changed, however.

The Two Weedon Manors

Each manor held its own manorial court which by the 1700s dealt predominantly with changes of tenants and the collection of monies due to the Lord of the Manor. The Lee manor let a number of farms and cottages, some of the latter with small amounts of land in the open fields and rights of pasture for two cows and six sheep. A few cottages built on the manorial waste, for example in Stockaway, were allowed to remain for a nominal rent.

The “Copyhold” System of Tenure

New College leased out College Farm (Weedon Lodge) but their remaining land was held by copyhold for “three lives”. A copyholder retained a copy of the entry made in the manorial court roll. He named two others to succeed him. Properties could stay in the same family for generations as long as they could afford the entry fines due on being admitted to the tenancy and for each life added. Many copyholds had been converted to leasehold during the 18th century, but this form of tenure continued in Weedon until the early 20th century, under the conservative management of New College. The Chestnuts, Lambsquay House, The Wheatsheaf and The Royal George, all dating from the 17th century, were copyhold properties.

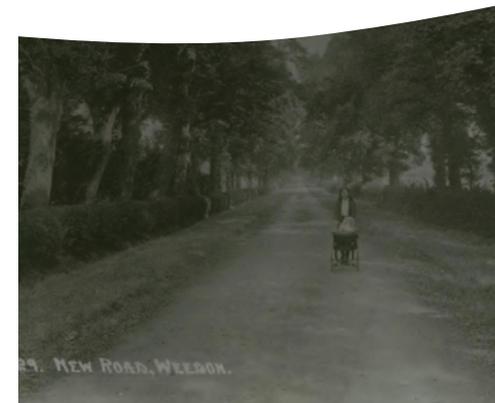
Weedon Lands before Enclosure

The land of both manors and about 130 acres of non-manorial freehold land lay intermixed in the three large open fields that surrounded the village. These fields were subdivided into named furlongs and each furlong into strips. Each year, one field lay fallow, one grew wheat and the other beans. Pasture was in short supply and the number of animals that could be kept was carefully regulated. There were also some old enclosed fields, for example Kirby’s, The Closes and Lammas Close.



Weedon Act of Enclosure 1801

By the 18th century the open field system of farming was seen as inefficient and many parishes enclosed their fields by an act of parliament. The Weedon Act authorised the enclosure of allotments, by hedges and ditches, for the sole use of the owner or tenant. New roads were laid out including New Road and the Aston Abbots Road, and some of the High Street was repositioned. The Enclosure Award 1802 allotted 738 acres to New College, 502 acres to the Marquis of Buckingham (who bought the Weedon part of the Lee manor in 1801) and 302 acres to the Church, in lieu of tithes. Although the layout of Weedon was transformed by enclosure, the ridge and furrow clearly visible in many of the fields is evidence of mediaeval farming practices and has survived due to the conversion to pastoral farming after enclosure.



The Village Economy after Enclosure

Enclosure did not result in mass exodus, but some families emigrated to Australia in the 1840s. The population rose from 385 in 1801 to 463 in 1871 before dropping to 321 in 1901.

Agriculture was still the major source of employment with most men working as labourers. Women and children supplemented the family income by straw-plaiting and lace-making, with 93 involved in these crafts in 1851. This figure dropped to 14 in 1881 due to the strong competition from foreign imports. Many women left the village to search for work elsewhere. It was not until the early 20th century that the crafts of blacksmith, tailor and baker that had made the village fairly self-sufficient disappeared. The last shop closed in 1990.

The Three Weedon Pubs

For a short while there were three public houses licensed in Weedon. A pub was licensed in 1754 which was probably the Five Elms, but the name did not appear until 1777. The Crown and Wheatsheaf, later just the Wheatsheaf, was licensed from 1815 and closed in the 1950s. The Horse and Jockey at Weedon Hill was licensed in 1818, but it only remained a pub for a few years before becoming the Horse and Jockey farm by the 1850s.

Lilies and the Rothschilds in Weedon

In 1848, the Buckingham family was forced to sell their land holdings in and around Aylesbury. Lord Nugent, the first Duke of Buckingham's brother, bought

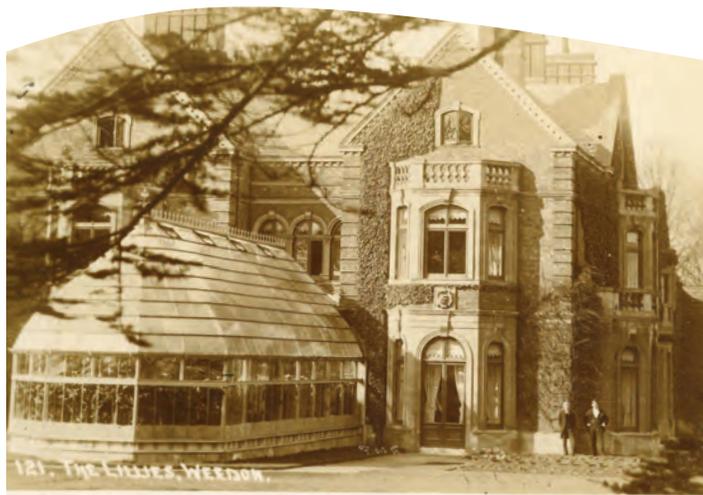
the house and parkland. The remainder of the Weedon estate was purchased by Baron Anthony de Rothschild of Aston Clinton in 1849. On Lord Nugent's death in 1850, Lilies was inherited by Dr Connell, a relative of Nugent's wife.

In 1869, the house and grounds of Lilies were bought by Henry Cazenove, a stockbroker from London. He had the old house pulled down and rebuilt in 1870. Henry Cazenove died in 1894 and the house was put up for sale. It continued in private hands until 1939, when it was taken over by a firm of distillers. From 1946 it was used as a training centre for the Royal Bucks Hospital, but reverted to private ownership in 1969.

Education and Schools

Entries in 19th century marriage registers show that many could not sign their name, but a number of attempts had been made to educate at least some of the children. A young woman ran a school in Weedon in 1712. A daily school commenced in 1831, in which 20 boys and girls were instructed at the expense of their parents. A Sunday school supported by voluntary contributions started in the same year. Dr Bridle founded two schools in Hardwick, in the late 18th century, one for boys and one for girls, and set up a trust to finance them.

In 1873 Henry Cazenove of Lilies built an Infants School in Weedon, which commenced operating in November. Cazenove and the Rector shared the running costs. In January 1877, Mrs Cazenove gifted the schoolroom to the village and church services started on Sunday evenings. Mrs Cazenove continued to support the school until her death in 1905, but it is believed that the school closed in that year.





Churches and Chapels

Another important influence on the lives of the villagers was Methodism and the building of the chapels, but they may not have been the first churches in Weedon.

The pre-enclosure map reveals the location of an old churchyard, which is mentioned in the glebe terrier of 1605. It lies partly under the High Street (Cooks Hill) and partly within the grounds of Lilies alongside the public footpath and is now a heavily wooded area. A shaded area on the map, next to the churchyard, may identify the site of a late Saxon wooden church, built by the then Lord of the Manor and with sufficient status to acquire burials. It was probably replaced by the more substantial stone building of St Mary's in Hardwick prior to 1066.

In 1772, a house was registered as a Methodist place of worship. It was not intended to replace the established church but aimed at a revival with open air preaching as the point of difference. Another house was licensed in 1813. In 1830, Reverend White recorded the number of people in the Methodist Society as nine.

The Religious Census taken in March 1851 records that a Wesleyan chapel was erected in 1833, and a Primitive chapel in 1846. A new Methodist chapel was built in 1854 (still in use) and another Primitive chapel in 1891, but this survived for only a short time.

The 20th Century

In 1894, local government introduced Parish Councils with councillors "representing" church, chapel or public house. Street lighting was installed in the form of four oil lamps at strategic places. In the 1930s electricity came to the village but mains water and a sewage system had to wait a further ten years.

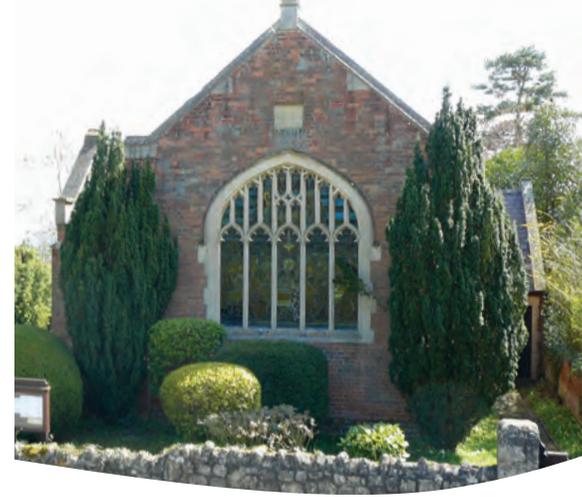
The advent of motor transport made the village much more accessible. Many of the old cottages disappeared, replaced by council houses in the 1920s and a few new homes built by New College for their farm workers. Other housing, both private and council, followed after the Second World War.

Lack of village employment meant that most people commuted to work in Aylesbury, and latterly Milton Keynes and even London.

In the 1960s a plan to build the third London airport at nearby Wing/Cublington was defeated by strong local action, saving the rural tranquillity of Weedon village.

Sources

There are many Weedon sources still to be examined and many that may not have survived. References for all those that have been consulted are available in the Supplementary Evidence document.



Weedon is a small village of 169 homes of which 150 lie within the core village and the remaining 19 in the three outlying areas along the Buckingham Road.

Weedon's homes are almost exclusively detached, semi-detached or terraced houses, and 80% are owner-occupied. The Five Elms pub, the Old Schoolroom village hall and the Methodist Chapel make up a trio of characterful public buildings flourishing in the community.

Outdoor community areas include a large duckpond, the Park green space with play facilities, the small triangular village green in front of the Five Elms, and the historic parish pump.



Source: Bucks County Show Committee

The village has great charm and character, remaining remarkably unspoilt over many years. Despite its proximity to Aylesbury it has maintained its largely rural identity. In view of such proximity any extensive expansion of Aylesbury is considered by many to be a major threat to Weedon.

Weedon's age profile is skewed towards the older middle-aged, with 33% of residents in the 45 to 64 age band (as compared to 24% for the English population overall), and there are fewer under 16s (17% Weedon; 26% England).

The population has a high rate of economic activity. Unemployment, according to the 2001 census, was just 1% of 16 to 74-year-olds – half that of the Aylesbury Vale non-metropolitan area, and less than a third of the national rate for England. Only 11 households were without a car or van. Just under 20% of the working population worked from their Weedon home in 2001.

The village has a vibrant community with many clubs, societies and activities based around the community facilities and private houses and gardens.

Two large pasture fields between the village and the A413 have been the venue for the one-day Bucks County Agricultural Show for over 20 years.



“We have only lived in the village for a short time, but are very happy with the excellent community spirit. As a family we are willing to help in the village in any way possible to keep it such a lovely place to live.”



“Although very new to Weedon, we like it very much and think everything should be done to preserve it as a small characterful village.”

“I have only lived in Weedon for 15 months, but have never lived in such a beautiful location and I think it is important that its natural beauty and peacefulness should be retained.”

“I like Weedon just the way it is. Some small-scale changes might be beneficial but, on the whole, changes are likely to upset as many inhabitants as would benefit. People who don't like living in Weedon do not generally stay very long, which leaves a community of like-minded souls.”

COMMENTS FROM THE RESIDENTS

“I moved here 20 years ago because I thought it was perfect, and I still do. But I do understand the need for a Parish Plan.”



“We live in a very attractive village and still not joined to Aylesbury. This we need to retain.”

“We should preserve the fine balance that currently exists in the village between a pretty and largely unspoilt character and a vibrant community.”



“This is by far the nicest village I know, and it should stay the same.”



The Environment

Character and Identity

Weedon was described in the 1967 document *Weedon Village Policy and Plan* as “a small village of great charm and character which has remained remarkably unspoilt”. Over 40 years later, this still remains the case despite the development and rapid expansion of nearby Aylesbury. Weedon’s rural character and identity are greatly valued by its residents and many of the “special qualities” cited in 1967 were also listed by villagers in the Parish Plan questionnaire, notably:

- Views and sightlines
- Hedges and trees
- Access to the countryside
- Tranquillity of the village.

The encroachment of new development in Aylesbury is viewed negatively by the majority of villagers with 60% of respondents regarding the Weedon Hill/Berryfields developments as being potentially “detrimental”. 70% said the same about the potential effect of the proposed “Eastern Arc” on the village.

The small size of the village and our community is seen as a key attraction by the majority of people, with 88% of respondents saying that they would like to see the population of the village remain “broadly the same” in the future.

Conservation Areas and Historic “Ends”

There are two conservation areas in Weedon:

- (1) High Street, Stockaway and part of the Aston Abbotts Road
- (2) Most of East End

The importance of the conservation areas and the role that they play in protecting the character of the village is recognised by residents and 91% said that they wished to see them strengthened if possible or to remain the same. This is especially important given that a review of conservation areas in Aylesbury Vale is likely to take place in the near future.

The two conservation areas reflect, although not exactly, Weedon’s historic division into two distinct settlements: the main village and East End. The “ends” are separated by an area of undeveloped, open agricultural land on both sides of the Aston Abbotts Road. The importance to the character of the village of this separation between the main village and the “endship” of East End was formally recognised in the 1967 Weedon Village Policy and Plan, and 58% of questionnaire respondents in 2010 reaffirmed its significance.

ENVIRONMENT ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
Village Character and Identity	Work to preserve and retain character and identity of Weedon.	Parish Council All Villagers	Continuing
Conservation Areas	Continue to recognise the importance and effectiveness of village conservation areas – particularly during any review.	Parish Council All Villagers	Continuing





The Natural Environment

Footpaths

Weedon's footpaths and walks are appreciated and used by many villagers. 38% of respondents said that they used the village footpaths twice or more each week and 24% said that they used the footpaths twice or more each month. Only 9% of people said that they rarely or never used them.

Although 50% of people said that improvements were unlikely to change the frequency of their usage of the footpaths, 20% of users said that they would use them more if they were better connected or included more "circular" walks.

Access to footpaths by walkers is seen as a problem by many villagers, with 83% of respondents saying that they would support a programme to install more accessible gates and/or dog and walker-"friendly" stiles.

Trees and Flowers around the Village

In recent years, two rows of new trees were planted along New Road and 57% of respondents said that they would like to see more new trees planted in public areas and at road sides. 37% however felt that replanting should be undertaken only to replace dead or diseased existing trees.

There are already some flowers planted at some of the entrances to the village and on the village green/Park. 67% of respondents were in favour of more flowers being planted in public areas. Popular suggested locations were: at the village entrances (49%), on the village green/Park (32%) and by the pond (22%).

When asked if they would be prepared to see an increase in the parish precept of the local Council Tax to fund some of the initiatives such as tree and flower planting, 34% of respondents indicated that an additional £5 per annum would be reasonable and 30% felt that £20 would be reasonable. However, 23% indicated that they would not support any increase in their Council Tax bill for this purpose.

Grass Verges and Green Spaces

Villagers are generally happy with the condition and maintenance of grassed verges and other green spaces in Weedon. The Parish Council is responsible for maintenance of the Park, the pond area, the parish pump and the grassy island at the Five Elms crossroads, while Bucks CC mow and strim the verges alongside the highways (which are owned by them). 85% of questionnaire respondents felt that the grass on the verges and public areas was mown often enough, with only 12% favouring more frequent mowing.

ENVIRONMENT - NATURAL ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
Footpaths	Investigate a funded programme to improve access to and connectivity of village footpaths.	Parish Council	Feasibility study started 2010
Trees	Investigate and consult on a programme of tree planting in public areas.	Parish Council Parish Plan Environment Working Group	3-6 months
Flowers	Investigate and consult about a programme of flower planting in public areas.	Parish Council Parish Plan Environment Working Group	3-6 months
Grass on Verges and Public Areas	Maintain current mowing programme.	Parish Council Parish Council liaison with Bucks CC	Continuing





The Built Environment

Housing Development

Weedon has previously been classified by the local planning authority Aylesbury Vale District Council (AVDC) as a village where all new development is limited to qualifying infill and rounding off of existing settlement patterns. Villagers' views on new development concur with this policy, with 93% of respondents saying that Weedon should have no new development at all, or that development should be limited to small infill (ie. 1-2 units).

When asked about any need for the provision of additional low-cost housing in the village, the majority of respondents (71%) said that they did not believe that the village needed more, compared to the 23% who said that it did. Of those supporting additional low-cost housing, 82% said they favoured re-using existing buildings and/or land or infill development. Only 5 respondents wanted greenfield development for low cost housing.

Lighting

The Parish Council undertook a programme of replacing and upgrading the village street lights a number of years ago. 73% of respondents felt that the current level of street lighting is "about right" although a few residents identified some specific "dark spots". However, several people warned against installing additional lighting which they felt was either unnecessary or could detract from Weedon's rural character through suburbanisation.

Pavements

Aston Abbots Road, High Street and New Road have pavement on at least one side of the road throughout the village, extending to the last house in each direction. In addition, there is a hardcore path down New Road from the edge of the village to the A413. 79% of respondents said they were happy with the condition and maintenance of village pavements, although a few people pointed out individual locations where repairs or improvements were needed.

Waste Collection and Recycling

Villagers are generally happy with current waste collection arrangements (the responsibility of AVDC), with 93% of respondents satisfied.

75% said that they were also satisfied with recycling collection (paper, plastic and cans every two weeks, glass every four weeks), but 21% were not. Of those who said that they were not satisfied, the majority cited a specific need for cardboard recycling (57%) and garden waste (52%), as AVDC does not currently offer these collections in our area. A smaller number (21%) of those who were dissatisfied with the recycling services said that the recycling bins should be collected more often.

Environmental Nuisance and Issues

The most commonly cited problems were litter (21%) and dog fouling (21%). Other issues raised were horse fouling (13%), noise pollution (12%), speeding vehicles (9%) and fly-tipping (10%). Several solutions were suggested – particularly for the problems of litter and dog mess – such as more bins, notices and more regular village "clean ups".

Generally, however, the village looks neat and tidy most of the time – as evidenced by its successful placing in the top three in its category in the Bucks Best Kept Village competition for the last several years, including runner-up in 2008, a Certificate of Merit in 2009 and 2010, and winner in 1997.

ENVIRONMENT - BUILT ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
Housing Development	Participate in AVDC planning consultations, aiming to maintain previous policy of only very small-scale development in Weedon.	Parish Council All Villagers	Continuing
Lighting	Continue to maintain lights and replace as necessary. Investigate reported “dark” locations.	Parish Council	Continuing
Pavements	Investigate individual complaints and rectify if necessary.	Parish Council to identify and liaise with Bucks CC	Immediate
Waste Collection and Recycling	Inform AVDC of demand for more frequent recycling, and interest in cardboard and green waste collection.	Parish Council to inform AVDC	Immediate
Environmental Issues	Investigate provision of more litter bins and possible new provision of dog bins.	Parish Council	Immediate
	Investigate engaging contractor for regular litter-pick.	Parish Council	Continuing
	More village clean-ups.	All Villagers	Continuing





The Economy

Shop and Post Office

The village shop and post office closed in 1990. 36% of respondents (60 households) said they would probably use a post office once a week if it were in Weedon. The nearest fixed shops and post office are:

Whitchurch	3 miles	Petrol station, post office and convenience store 2 farm shops (Bond and Parrott)
Watermead	3 miles	Convenience store
Elmhurst (Aylesbury)	3.5 miles	Large convenience store and post office

Grocery Delivery

There are deliveries into the village from two Whitchurch shops, and from a Wendover bakery. While 78% of households said that they would be likely to purchase from a weekly village-based or visiting farm shop, just 11% actually do buy from the existing service providers:

Parrott Bros, Whitchurch

Delivery to order; Meat, fresh vegetables, eggs, frozen fish

Bond Bros, Whitchurch

Based on pre-ordered milk round; Milk, potatoes, fresh vegetables, bread, eggs, cartoned juices, soft drinks

Wendover Bakery

Delivery to order; Bread and cakes

Farms

There are three working farms with their main buildings in the Parish Plan area (Groverway Farm, Fields Farm and Uppings Farm). A vineyard has recently been established at Manor Fields.

Utilities Infrastructure

There are mains connections for electricity, water, waste water, telephone and broadband. There is limited coverage on mobile phone networks. There is no mains gas. 58% of respondents use oil for heating, 21% liquid propane gas. A heating oil supply co-operative has just been established with a local resident co-ordinator.

Allotments

Of the 16 households who in their questionnaire expressed interest in an allotment, 6 have definitely confirmed this, and discussions are proceeding.

The Five Elms Pub

The pub, owned by two village residents, is a thriving drinking and eating establishment employing several local people. High-quality home-cooked food is a major feature, and the pub won the AVDC award of "Best Food Pub in Aylesbury Vale" in 2010.

Other Commercial Premises

The only other commercial premises apart from farms are small offices attached to residential homes. 9% of respondents run a business from home, out of 15% who run a business in Aylesbury Vale. 50% of questionnaire respondents would not want to see any new commercial development in Weedon, with a further 35% saying they would like the reinstatement of a shop premises.

ECONOMY ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
Shop, Post Office and Grocery Delivery	Hold discussions with current service providers to determine their interest in extending or expanding their range of products.	Parish Plan Economy Working Group	3-6 months
	Investigate better promotion and publicity of existing service providers.	Parish Plan Economy Working Group	3-6 months
	Talk to Five Elms pub to find out if they would stock a supply of postage stamps.	Parish Plan Economy Working Group	Immediate
Utilities Infrastructure	Publicise the newly formed heating oil supply co-operative to extend its coverage.	Parish Plan Economy Working Group	Immediate
	Set up a feasibility study to investigate upgraded broadband or new dedicated cable provision for high-speed internet, telephone and TV services.	Parish Plan Economy Working Group	3-6 months
Allotments	Convene a meeting of interested parties to discuss progressing the provision of allotments and their location.	Parish Council	3-6 months
Farms	Support farmers in Weedon and neighbouring villages eg. Bond Bros, Parrott Bros	All Villagers	Continuing
Five Elms Pub	Support the pub as an important village economic and social asset.	All Villagers	Continuing
New Commercial Premises	Protect Weedon from commercial development to maintain its character.	Parish Council All Villagers	Continuing



Transport

Speeding

72% of respondents think speeding is an issue in Weedon. The village has a 30mph speed limit, which encompasses all but one house in the main village area and the two farms on the Aston Abbots Road. The Buckingham Road (A413) has a 60mph speed limit.

The 30mph speed limit signs are mounted on white-painted “gates” and there are markings on the road surface.

Since the village within the 30mph zone has streetlighting throughout, the signs at the village entrances are the only indicator of the speed limit, in accordance with national legislation. The question of whether speeding is a real or just a perceived problem led the Parish Council to install a speed measurement strip for a week in September/October 2006 at a point on the Aston Abbots Road near Chestnuts Farm. Analysis of the results showed the following:

up to 30mph ie. within the speed limit	38%	So 89% of vehicles were travelling at under 40mph.
between 30mph and 35mph	30%	
between 35mph and 40mph	21%	
between 40mph and 50mph	10%	And only 1% were travelling at over 50mph.
over 50mph	1%	

The location most often mentioned as having a speeding problem (by 58% of those who thought speeding was an issue) is the Aston Abbots Road, followed by High Street (17%), the Five Elms crossroads (12%) and New Road (11%).

Pedestrian Safety

59% of respondents felt that pedestrians were particularly at risk at certain locations in Weedon. 74% of these identified the Five Elms crossroads as the most dangerous place. Suggested improvements, with the number of mentions (if more than one), were:

Traffic calming (7)
Mirrors (5)
Other signage (4)
Rumble strip (2)
Ensure hedges are trimmed
Speed camera

Better lighting
Road markings
Raise crossroads
Change traffic priority
20mph limit

TRANSPORT I ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
Speeding	Consider additional speed analysis at different location(s), with particular emphasis on pedestrian safety.	Parish Council – to progress with Bucks CC	6-12 months
	Entrances to village – consider additional gates, road markings.	Parish Council – to progress with Bucks CC	Immediate
	Aston Abbotts Road – consider additional allowable signage, eg. “It’s 30 for a reason.” “Speed kills”.	Parish Council – to progress with Bucks CC	6-12 months
	A413 – respond to Bucks CC Speed Limit Review.	All Villagers Parish Council	Completed
Pedestrian Safety	Carry out detailed study of Five Elms crossroads, investigating options to improve safety.	Parish Council – to progress with Bucks CC	6-12 months
	Ensure hedges are trimmed regularly.	Parish Council	Immediate





Buses

There are limited bus services through Weedon village itself. However, children attending local state schools are entitled to use bus services which do pick up and drop off in the village, and the service to Whitchurch is also available to members of the public. On Wednesdays and Fridays a public bus service operates to Aylesbury picking up in Weedon at 10am and returning at 12 noon. Other public bus services run along the A413 to Aylesbury and Buckingham, hourly Monday to Saturday from 7am to 8pm (last bus from Aylesbury at 6.45pm), and 2-hourly on Sundays.

8% of questionnaire respondents use the bus services frequently; 75% never use them at all. Very few people said they would use additional routes. An evening bus service to Aylesbury might be used at least once a week by only 9% of respondents. 7 of the 9 frequent bus users would like a bus shelter, or at least a bench.

Cycling and Walking

There is a hardcore path along the A413 from Weedon to Aylesbury, which is used by pedestrians and cyclists, but there is no cycle lane on the road. Just 12% of respondents ever cycle as a means of transport (rather than as a leisure activity). 15% [17 people] said they would cycle more if the cycle/footpath to Aylesbury were upgraded, or a cycle lane added.

Car Parking

The questionnaire indicates that 95% of respondent households have at least one car or van. 12% of vehicles are parked on the public roads. There is unrestricted parking on roads within the village, but there is no designated car park, either for residents or for the public. None of the public buildings (the Old Schoolroom village hall, the Five Elms pub or the Chapel) has its own car park. A third of questionnaire respondents thought that there were not enough residential parking spaces, and a similar third of respondents felt a public car park was needed.

Residential parking is most difficult in the High Street, due to the lack of any private drives or garages for the ten cottages in Providence Place, and the narrowness of the street at that point. Public car parking can be a challenge when there is an event such as a wedding in the Chapel, a function in the Schoolroom or a busy evening at the pub, although informal arrangements are regularly made with landowners for single large occasions.

Car Sharing

13% of respondents were interested in car sharing, or were already participating in a scheme. Routes on which car sharing already takes place are (1) Commuting hours to Leighton Buzzard station, and (2) School run to Swanbourne School. 65% of children living at home in term time are taken to school or nursery school by car.

TRANSPORT II ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
Buses	Ensure information is readily available on existing bus services, eg. publish timetables and distribute in village, plus put on Weedon website	Parish Plan Transport Working Group	Immediate Weblink in place
Bus Shelters and Benches	Due to relatively low bus usage, and cost and visual impact of shelters, no action on bus shelters. Consider providing benches at bus stops.	Parish Council	Achieved 4 benches installed 2010
Cycling and Walking	Lobby for upgrade of existing A413 path to tarmac.	Bucks County Council via Parish Council	6-12 months
Car Parking	Mindful of the impact on local residents, investigate possible options to alleviate pressure on street parking for visitors to public meeting places in the village.	Parish Council	6-12 months
Car Sharing	Publicise interest in car sharing, with routes and times, encouraging villagers to contact each other.	Parish Plan Transport Working Group	Immediate





Social and Community

The Old Schoolroom

The Old Schoolroom is the community village hall, built in 1870 and restored and extended in 2005 to incorporate full disabled access and facilities including a hearing loop. Oil-fired central heating and secondary glazing assure year-round comfort, and the hall is equipped with a modern fitted kitchen and appliances, new folding chairs and tables, and a set of lightweight wooden stage elements. In 2010 audio-visual equipment (large screen, projector, DVD player and loudspeakers) was installed. As well as the main hall, there is an upstairs room suitable for small committee meetings or workshop sessions.

It has an entertainment licence for public music and dancing, theatre and film presentations. The Old Schoolroom is a registered charity, run for the benefit of Weedon's residents by a Management Committee of five trustees elected by the village and two appointed by the local Parochial Church Council. The building is owned by the Church of England and leased to the Charity on a long lease at a nominal £10 rent.

Many leisure and recreational activities take place in the Old Schoolroom. Regular groups open to the public include:

Weekly

Yoga, Camera Club, Upholstery, French, Parent & Toddler, Art, Anglican Communion, Taekwondo Class

Monthly

Tuesday Club (illustrated talks), Friday Community Café, Film Society

Regularly

Weedon Golf Society dinners, Parish Council meetings, Weedon Village Association events, eg. Kids' Christmas parties, Over 60s party

Villagers are generally happy with the facilities of the Old Schoolroom, with 81% of respondents attending events there at some time. The only change which would encourage more people to use the hall would be different activities.

The Chapel

The Methodist Chapel is part of the Local Ecumenical Partnership of "Churches Together in Weedon and Hardwick", which holds weekly services in the churches in both villages. The Chapel is also the venue for several weddings a year, as well as christenings, funeral and special circuit services. The space at the rear is used for some Parish Council meetings in addition to those of the Partnership. The grounds accommodate a graveyard and the village War Memorial. A hearing loop and amplification system have recently been installed. Planning permission has been obtained to build a new disabled toilet, accessible to the public from the outside.

The Five Elms Pub

The pub is a significant social and community focal point, and themed events are held throughout the year eg. Quiz Night, Beaujolais Nouveau Celebration, Carol Singing.

SOCIAL AND COMMUNITY | ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE								
The Old Schoolroom: Facilities	Encourage user groups to communicate any requests for additional equipment to the Management Committee.	Old Schoolroom Management Committee	Continuing								
	Publicise small committee room.	Old Schoolroom Management Committee	Continuing								
The Old Schoolroom: Activities	<p>Feed back to villagers which activities came out of the questionnaire and focus groups as potentially most popular and worth pursuing. Encourage villagers to take the initiative and organise further. Activities which could take place in the Old Schoolroom, ticked by 20 or more questionnaire respondents:</p> <table border="0"> <tr> <td>Pilates</td> <td>Whist/Bridge/Cards</td> </tr> <tr> <td>Film Society</td> <td>Gardening Club</td> </tr> <tr> <td>Dancing</td> <td>Fitness/Gym</td> </tr> <tr> <td>Wine Appreciation</td> <td></td> </tr> </table>	Pilates	Whist/Bridge/Cards	Film Society	Gardening Club	Dancing	Fitness/Gym	Wine Appreciation		Parish Plan Social & Community Working Group	<p>Achieved</p> <p>Film Society started Oct 2009</p> <p>Taekwondo Class started Apr 2010</p>
Pilates	Whist/Bridge/Cards										
Film Society	Gardening Club										
Dancing	Fitness/Gym										
Wine Appreciation											
The Methodist Chapel: Facilities	Pursue funding options for new toilet.	Methodist Chapel Trustees	3-6 months								
The Five Elms Pub	Communicate questionnaire responses to tenants, for their information and further action.	Parish Plan Social & Community Working Group	Immediate								
	Suggest that event planning is reviewed for possible clashes with other village dates.	Pub Tenants Parish Plan Social & Community Working Group	Immediate								



The Park

The Parish Council owns and manages an open green space in the centre of the village at the Five Elms crossroads. Within this “Park” are two distinct areas equipped with children’s play equipment. One designed for under 8s is enclosed with fencing and a self-locking gate and surfaced with bark chippings; the other for over 8s is open, with a grass surface underlaid with polypropylene matting.

The facility is mainly used by younger children, and 21% of questionnaire respondents felt that the equipment was not sufficient for this age-group. 11 people suggested adding baby swings, and 10 people made a general suggestion for equipment for younger children.

The hilly Park site is relatively small and sloping, with much of the open grassed area unsuitable for such ball games as football, cricket etc. There is no other public open ground in the village. Questionnaire respondents were 28% in favour of a village Recreation Ground, but 49% actively disagreed. No land is known to be available.

The Duck Pond

White Aylesbury ducks and other wild duck species are encouraged and cared for, with food supplied by the Parish Council and neighbouring residents. The grassy area is mowed and maintained.

Communication and Community Spirit

For a village of its size, Weedon has a remarkably strong social and community activity programme. The Weedon Village Association organises social events

about once a month, including Egg Rolling at Easter, Quiz Night, Summer Ball, Fireworks Night, Village Walk and Picnic, two Children’s Christmas parties, Over 60s Christmas Dinner, Horticultural Show. The Church and the pub also organise social and fund-raising events, and of course there are many activities going on in the Old Schoolroom.

An Emergency Action Team comprising a locality-based group of volunteers has just been formed to help villagers in times of particular need.

A monthly parish magazine, which contains details of the Partnership church services, information on community events and local commercial advertising is delivered free to every home. 85% of questionnaire respondents quoted this as their main source for village information. Weedon Parish Council manages an informative village website where community events may be publicised. Email lists compiled by the various village organisations are being used more widely.

Crime/Policing and Neighbourhood Watch

There is a perception among a significant segment of the population that policing is not adequate (40% of respondents stated this). However, only 16% of respondents said they had been personally affected by crime in Weedon in the past three years. Most of these experiences were of theft or burglary.

The village operates a Neighbourhood Watch scheme. Currently 11% of respondents are involved actively as area co-ordinators and monitors. However, since the scheme was established some years ago, a number of residents (16%) are unaware of it, and how it works.

SOCIAL AND COMMUNITY II ACTION POINTS

AREA OF INTEREST	ACTION	RESPONSIBILITY	TIMESCALE
The Park Facilities	Investigate supply, siting and funding for additional play equipment for younger children.	Parish Plan Social & Community Working Group to recommend to Parish Council	3-6 months
	Check out surfacing options.		
	Re-engage with teenage residents to elicit ideas for them, eg. Outdoor table tennis table, Picnic table/benches.		3-6 months
Recreation Ground	No action unless landowners come forward.		
Outdoor Activities	Feed back to villagers which activities came out of the questionnaire and focus groups as potentially most popular and worth pursuing. Encourage villagers to take the initiative and organise further.	Parish Plan Social & Community Working Group	Immediate
	Outdoor activities which were ticked by 20 or more questionnaire respondents: Walking		
Communication	Possible launch of a Weedon-specific newsletter to augment the Parish magazine. Seek volunteer to edit.	Parish Plan Social & Community Working Group to canvass for volunteers	Immediate
	Possible re-design of Weedon website. Seek volunteer to make over.		Immediate
	Streamline the ways we communicate village events, encouraging liaison between groups to avoid date clashes. Seek calendar co-ordinator.		A volunteer has come forward
Neighbourhood Watch	Consider re-launch of NW scheme, or replace missing co-ordinators and inform villagers.	Parish Council	Immediate



“I HAVE LIVED IN THE VILLAGE SINCE 1953.
I LOVE WEEDON VERY MUCH AND WOULD
LIKE IT KEPT PRETTY MUCH THE SAME AS
IT IS NOW FOR FUTURE GENERATIONS TO
ENJOY AS MUCH AS I HAVE.”

Weedon resident

CONCLUSIONS

- Weedon is a small historic village of great charm and character which, despite its proximity to Aylesbury, has maintained a distinct rural identity.
- Aylesbury's potential expansion in Weedon's direction is a threat to the village, and the community will do all in its power to oppose such insidious growth.
- There is a clear wish that the population should remain broadly as it is now, that built development should be of limited non-commercial infill only, and that any building within the conservation areas should not harm the historic environment.
- Weedon is a vibrant and caring community with many and varied social activities on offer. We should treasure this situation, working to improve and extend even further the facilities, opportunities and communication links for ALL villagers.
- Traffic management is an important issue which affects everyone. We should analyse and review options for improving safety and reducing traffic speeds.
- While Weedon is rather small to allow significant independent economic activity, we should encourage any co-operative enterprise and mutual support networks which are compatible with the rural, non-commercial environment of the village.

The people of Weedon are not averse to progress but will vehemently oppose any change that threatens to alter fundamentally the character of their village.

Stage 1: Launch Meetings 2008

Publicity

Two open meetings were held on Saturday 7th June 10am-12 noon and Wednesday 11th June 7.30-9.30pm. These were widely publicised:

- 1) Colour notice on all village noticeboards
- 2) Colour leaflet hand-delivered to all homes in the village (169)
- 3) Notice placed on village website

Attendance

51 people attended, all of whom lived in the village.

Results

85% of attendees approved the idea of a Parish Plan and 42% (ie. 20 individuals) offered practical involvement in the process. A skills database was compiled, and people who said they wanted to be on the Steering Committee and/or Working Groups were approached after the meeting.

Attendees were asked to write on post-it notes their most important issues in relation to the four subject areas Economy, Environment, Social and Community, and Transport, and a summary schedule was produced.

Stage 2: Formation of Steering Committee and Working Groups July-August 2008

A Steering Committee was formed in July 2008 from 13 volunteers identified at the launch meetings, all of whom continued their participation through until the completion of the process.

Four Working Groups were set up, each led by a member of the Steering Committee. The Working Groups recruited their members through the database from the launch meetings and other canvassing of residents. A principle was established that no individual should be involved in more than one Working Group.

Membership of the Working Groups was finalised as follows:

Working Group	Members	Leader
Economy	7	Morley Jones
Environment	12	Chris Birks
Social & Community	6	Hilary Bates
Transport	7	Glyn Thomas

In total 33 separate individuals were actively involved in the Steering Committee and Working Groups.

Working Groups met to develop policy suggestions, formulate questions for the questionnaire and review the questionnaire response analysis. Working Groups drafted text and action points for the Plan document for approval by the Steering Committee.

The Steering Committee held regular minuted meetings to progress and approve the various stages of the Plan process.

Stage 3: Focus Groups on Social and Community Issues February-June 2009

The Social and Community Working Group decided to hold a series of Focus Groups with different sub-sets of residents, selected on the basis of age. Every resident would be invited to at least one Focus Group, and some might attend more than one.

Publicity

Potential participants in each group were identified from various sources, and invited by means of:

- 1) Leaflet hand-delivered to invitees
- 2) Where contact details were available, additional email invitation

Attendance

Focus Group	Households invited	Households represented	Date held 2009
Parents of Pre-School Children	15	8	27th February
Parents of School-Age Children	23	8	19th March
Teenagers (12-18)	26 people	9 people	26th April
Working-Age Adults	90	13	19th May
Retirement-Age Adults	79	21	29th June

Results

Notes were prepared from each of the groups, and summarised in a newsletter issued to all residents in September 2009. Issues identified were in many cases carried forward into the formulation of the village-wide questionnaire.

Stage 4: Comprehensive Village Questionnaire, October 2009

Publicity

The village of 169 homes was divided into 14 areas of between 7 and 15 homes. Each area was allocated a co-ordinator, whose name and contact details were printed on the front sheet of the questionnaire. The co-ordinators hand-delivered one questionnaire to each household, and were responsible for collecting completed forms and submitting them to the analysis team.

Response

Of a total of 169 questionnaires circulated, 112 were returned, ie. 66%. Breaking the total down into Weedon village, and Buckingham Road "outliers", the relevant figures were:

	Circulated	Returned	Percent
Weedon centre	150	104	69%
Buckingham Road	19	8	42%
TOTAL	169	112	66%

Results

The results of the questionnaires were analysed and the analysis given to the Working Groups, who established which points to take forward for further action and/or inclusion in the final Parish Plan.

A newsletter was published in April 2010, updating on the results of the questionnaire and taking various issues forward.

Stage 5: Plan Drafting and Completion May-Dec 2010

The Plan was drafted by the Working Groups and Steering Committee. Relevant pictures were sourced or commissioned during the summer, and the design and layout finalised in late 2010. A final draft document was prepared in December and presented to the Steering Committee in January. This draft incorporated updated and new information particularly in response to new national and local government planning and service provision frameworks after the May 2010 general election.

Stage 6: Launch Meetings Spring 2011

Two open village meetings were held in March 2011 at which the final draft Plan was presented on display boards. The Plan was then printed and a free copy delivered to all households in Weedon.





Our thanks are due to the many village residents who participated in the process of producing this Parish Plan. The large number of people who volunteered was a great stimulus to the progress of the Plan and evidence of their passion for our village.

Some volunteered to serve on the Steering Committee and/or one of the four Working Groups, which involved a considerable time commitment on their part. Membership of these groups is detailed in the Supplementary Evidence document.

In addition certain individuals committed to text writing and editing, to the compilation of photographs, maps and plans, to photography and to the design of the completed document.

The distribution of the questionnaire and its subsequent collection was an important part of the Parish Plan process which contributed to the high percentage response rate, and we thank those who acted as co-ordinators for that activity.

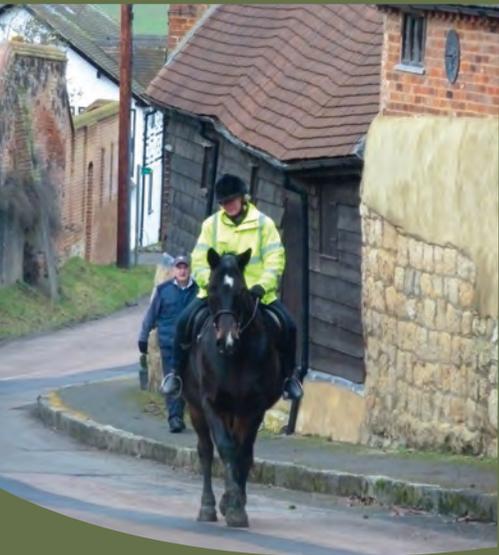
We also owe thanks to Weedon Parish Council for initiating the Parish Plan process, and for its continuing support and encouragement.

And we would like to acknowledge that this Parish Plan would not have evolved without guidance, particularly in the form of the ACRE "Community-Led Planning Toolkit", and financial support from Community Impact Bucks (formerly Bucks Community Action). To that organisation we are most grateful.

Most of all our thanks to all those villagers who attended and made contributions in Focus Group sessions, and to those who completed their questionnaires so thoroughly and thoughtfully.

Those who participated directly in the roles outlined were:

- | | |
|---------------------------------|---------------------------|
| Martyn Allen | Judy Nagele |
| Alan Askew | Mike Nagele |
| Margaret Askew | Fran Pears |
| Hilary Bates | Will Rodnight |
| Richard Bates | Bob Rogers |
| Chris Birks | Colin Rose |
| Jerry Boylan | Joanna Rose |
| Melanie Buckley | Justin Sellers |
| Rebecca Bush | Andrew Shaw |
| Richard Fincher | Sarah Shaw |
| Ralph Followell | Peggy Sidebotham |
| Jonathan Freeman-Attwood | Stephen Sidebotham |
| Julie Gibbs | Carol Slee |
| Sarah Gibbs | John Slee |
| Joely Golding | Frances Smith |
| Mike Hayes | John Smith |
| Jonathan Hopper | Denise Talbott |
| Jan Jones | Mark Talbott |
| Morley Jones | Nicola Tanner |
| Wendy Kett | Glyn Thomas |
| Elliot Lewis | Julie Tovey |
| Chris Measures | Robin Townley |
| Andy Mitchell | Nigel Winnett |
| Malcolm Moore | David Worley |
| Mike Moore | Pam Worley |



The production of this Parish Plan for Weedon Village was initiated by the Parish Council in late 2008, and completed in early 2011.

The village community was substantially and actively involved in the process. 22% of households contributed members of the Steering Committee or Working Groups, took part in writing, designing and editing the Plan document, or provided pictures, maps and research data. 66% of households completed the detailed questionnaire.

We believe the Plan is therefore a true representation of the views of the Weedon village community in 2011 and of its wishes for Weedon's future.

Published by Weedon Village Parish Plan Steering Committee 2011

For details of how to obtain additional printed copies, to download a pdf, or for access to the Evidence document, refer to the Weedon website.

www.weedonbucks.org.uk