

Wendens Ambo Neighbourhood Plan

Copies of Posters from Community Engagement Event 12th April 2026



Contents

1. Neighbourhood Plan – *explanation & purpose*

2. Information Shared at the Engagement Event – *posters displayed at the event*

1. Neighbourhood Plan

A neighbourhood plan is a local planning document designed to allow Wendens Ambo people to play an active part in planning the future of our Village. It can guide the development and conservation of the village and can identify proposals for:

- improving key areas*
- providing new facilities*
- possible sites for new development*
- stipulating design codes for new buildings*
- protecting sites of environmental or historic quality*
- When complete:*

Neighbourhood Plans form part of the statutory development plan for the area, meaning Uttlesford District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

The production of our Neighbourhood Plan will rely on community involvement throughout its preparation and must be approved in a parish referendum before it can be agreed, published and used.

2. Information Shared at the Engagement Event

Draft Vision for Wendens Ambo based on your feedback



'Wendens Ambo will be a place where people of any age are happy to live. Those living in the parish will be able to access facilities and amenities easily and safely, including footpaths, community pursuits and transport.'

The village will be a place of community and cohesion. The rural character and heritage of the village will be maintained and coalescence with the surrounding settlements will be prevented by protected open areas.

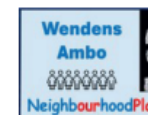
Any required developments in the built environment will be small scale, integrated with the landscape and complement the existing housing design and character.

Sustainability will underpin decisions within our village, with social, environmental, and economic factors all being taken into account.'



Do you support the Draft Vision for the Neighbourhood Plan? Use one sticky dot to tell us	
YES	NO
If you would like to suggest a change to the Vision, please use a Post-It note to share your view	

Our Village/Our Plan



Supported by the Wendens Ambo Parish Council, a Steering Group has been set-up to initiate and run the Neighbourhood Plan process.

The Group Comprises:

Anita Chandraker – Local Resident (Chair)

Alan Lovett – Parish Councillor

Alistair Forbes – Local Resident

Richard Walford – Local Resident

John Macdonald – Local Resident

Ann Wade – Local Resident

Liz Johnson – Local Resident

Cliff Snow – Local Resident

The success of the Wendens Ambo Neighbourhood Plan will be dependent on engagement of and feedback from residents, businesses and local organisations. This is a community project let by the community.

Where do you come in?

- Have your say in our Surveys and all our Village Events.
- We are always happy to see more volunteers, please come and join us?
- Contact us via our Parish Clerk (wambopc@gmail.com) or any Steering Group Member.



Wendens Ambo Community Survey

We read through your comments and split them into strengths, weaknesses, opportunities and threats

What did you say about Strengths?

	Description	Count
STRENGTHS	We have a friendly, supportive community	65
	Station provides good access to London, Cambridge and Stansted Airport	56
	An attractive, rural village surrounded by unspoilt countryside	30
	Close to Saffron Walden which has excellent social amenities	25
	Good village facilities (e.g. Village Hall, the church, cricket club) and regular events to bring people together	20
	A great pub	18
	Good footpaths providing access to the countryside	14
	A small, quiet and safe village	14
	Green spaces that are used by the community (e.g. the Wick and the cricket pitch)	9
	A range of traditional and historic buildings including the church and thatch/flint construction	8
	Open views	4
	A shop at the railway station	2

What did you say about Weaknesses?

	Description	Count
WEAKNESSES	Noise from the M11 motorway	17
	No village shop	8
	Lack of mains drainage	7
	Dirty/untidy in areas	5
	Poor internet connectivity in parts of the village	3
	Poor bus service, particularly to Saffron Walden	3
	A lack of affordable housing	2
	Lack of awareness/consideration about keeping the village free of rubbish	2
	Flight noise	2
	Lacks a centre of focus	2
	Dog waste not cleared up	2
	Station shop could offer a wider range of convenience products	1
	Rude neighbours	1
	Selective and arbitrary enforcement of listed building and conservation rules	1
	Fibre internet monopoly leading to expensive service	1
	Air quality and light pollution around the station	1

What did you say about Opportunities?

	Description	Count
OPPORTUNITIES	More traffic calming and restriction of vehicle speed to 20mph particularly along the roads off Royston Road	17
	A village store	15
	Footpaths/pavements especially near the pub/along Royston Road, to Clanver End and to Saffron Walden and also better accessibility for the disabled	13
	Development of smaller houses/bungalows for younger families and people in the village who wish to downsize	7
	Affordable housing	6
	Improved street lighting	5
	Broader coverage of high speed internet	5
	A second pub and/or fine dining restaurant	5
	Any new building to be smaller developments or infill	4
	Mains drainage/sewers	4
	Improvements to our environment and environmental impact e.g. more trees, protection of trees, a refilling service	4
	Dog waste bag dispensers and bins for dog waste disposal	3
	Improvements to the bus services	2
	Regular maintenance of hedges along footpaths	2
	More motorway noise screening	2
	More sports classes	1
	Ensure that any required infrastructure development is considered alongside any new developments to support the growth of the village	1
	Improved bus service to Saffron Walden	1
	More opportunities for younger residents and families to engage in the community	1
	Improved drainage at Clanver End	1

What did you say about Threats?

	Description	Count
THREATS	Busy roads, fast moving vehicles which are dangerous for pedestrians (Royston Road, London Road and Drayton Hill)	25
	New housing development that threatens the community spirit or detrimentally impacts the infrastructure of the village	10
	Lack of pavements impacts safety of pedestrians	7
	More street lighting	5
	Dominance of the station car park and continued pressure for expansion	2
	Overgrown hedges that obstruct footpaths	2
	Poor maintenance of roads and uneven pavements	2
	Installation of mains drainage	1
	High house prices and dominance of larger properties that prevents younger families moving to/staying in the community	1
	Too much infill construction and building in gardens	1
	Increased size and weight of lorries and farm vehicles which are damaging to roads and other infrastructure e.g. pipes	1



WE ASKED YOU

**“What do you like
about Wendens
Ambo?”**

**“What do you like least
about Wendens
Ambo?”**

**“What improvements or
changes would make
our village a better
place to live and/or
work?”**

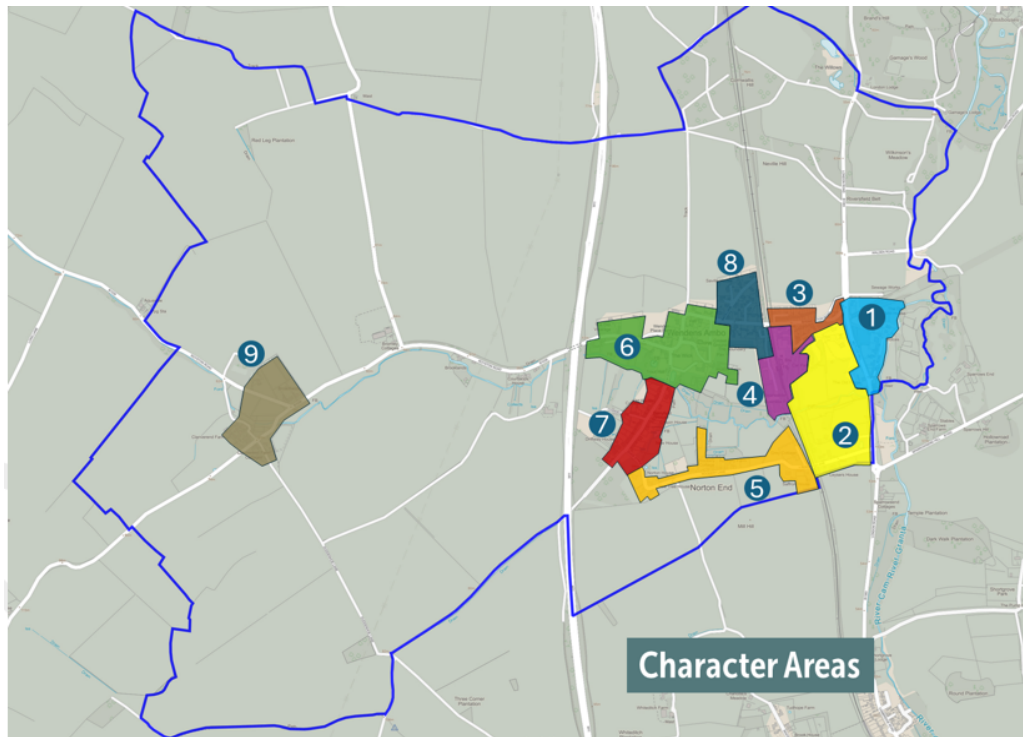
YOU REPLIED



The bigger the word, the more frequently it arose in your responses.

Village Character Appraisal (Currently in Progress)

The Wendens Ambo Character Appraisal identifies the key characteristics of our small north-west Essex village as it relates to buildings and views within the village. The document has been prepared to support the content of the Wendens Ambo Neighbourhood Plan and the policies therein. Based on the character assessments to be set out in this report, in the context of local and national planning policies, it should be possible to consider more accurately how development could impact on the character of the village, and to help determine issues of appropriate layout, design and boundary treatment. For this appraisal the built-up area of the village has been divided into nine distinct character areas, primarily defined by the age of the predominant buildings in the area.



Character Area 1 - Mill Lane Area.

Character Area 2. Rookery Lane to Mutlow Hill Area.

Character Area 3. Station Road Area.

Character Area 4. Station and Bearwalden Area.

Character Area 5. Rookery Lane Area.

Character Area 6. Central Village Area.

Character Area 7. Duck Street Area.

Character Area 8. Royston Road and Nats Lane Area.

Character Area 9. Clanver End Area.

What does the new UDC Local Plan say about Wendens Ambo?



Our Neighbourhood Plan (NP) will sit alongside the Uttlesford Local Plan (ULP) which was adopted on 25 March 2026.

Withing the ULP Plan, Wendens Ambo is defined as a **‘Smaller Village’**.

‘Smaller Villages’ have not been given a housing allocation, and **limited infill development** may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Plan.

Proposals for limited infill development will be supported where they are:

- I. **In keeping with local character (NP Design Code), and**
- II. **proportionate in scale and**
- III. **meet local housing needs, and/or provide local employment Services and facilities**

Outside the built-up area is defined as “open countryside” where development will not be permitted “unless specifically supported by other relevant policies as set out in the Development Plan or national policy”

WA Neighbourhood - Plan, Progress To Date



WA Neighbourhood - Plan, Next Steps



Wendens Ambo Neighbourhood Plan	2026				2027		
Tasks	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3
P4P to Prepare Draft NP & Supporting Policies							
Consult on Plan, minimum 6 weeks							
Review Comments and Review Plan							
Submit Plan to UDC							
Further Consultation by UDC							
Independent Examination							
Parish Referendum							
District Council adopts Plan for use when deciding Planning Applications.							

Deciding On Planning Policies Specific To Wenden (1 of 2)



Our planning consultant has suggested the following policies for our Neighbourhood Plan. At this stage **these are draft policies** and we would welcome your views.

The draft policies are **specific to Wenden** and based on the views and information we have collected.

Policies which are already covered by the recently adopted Uttlesford Local Plan do not need to be repeated in our plan.

Policy WANP 1 - Maintaining and Improving Wendens Ambo's Landscape Character

Proposals that enhance the character of the landscape will be supported.

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, as proportionate to the development:

- I. **demonstrate how the landscape characteristics of the site and its vicinity have informed the design of the proposal; and**
- II. **conserve and enhance the rural and landscape character and the setting of the built-up areas of the parish, having regard to Wendens Ambo Landscape Assessment (March 2025)**

Proposals for new buildings outside the built-up area of the village will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact, by reason of the building's scale, materials and location, on the character or appearance of the countryside and its distinction from the built-up area.

Policy WANP 2 - Protection of Important Views

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on Map X (*currently in design*) and the Policies Map. Proposals will be supported where it would not have a detrimental visual impact on the key landscape and built development features of these views, as identified in the Wendens Ambo Views Assessment (March 2025).

Policy WANP 3 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and are identified on Map X (*currently in design*) and the Policies Map:

- I. **The Wick**
- II. **The Cricket Ground**
- III. **Chinnet Meadow**

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Policy WANP 4 – Biodiversity and Habitat Improvements

For developments exempt from the mandatory biodiversity net gain requirements of the Environment Act 2021, proposals that, as appropriate to the development, deliver biodiversity gain, such as bird boxes, insect 'hotels', bee blocks, bat boxes, swift bricks, and/or hibernation holes will be supported.

Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Deciding On Planning Policies Specific To Wenden (2 of 2)



Policy WANP 5 – House Sizes

Proposals for new housing on infill plots within the built-up area of the village will be supported where they have less than 4 bedrooms.

Policy WANP 6 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area, and create and contribute to a high quality, safe and sustainable environment. Planning applications should demonstrate how they satisfy the requirements of the design principles in the Wendens Ambo Character Appraisal and Design Codes, as appropriate to the proposal. In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

1. *the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced, having particular regard to the Conservation Area Appraisal and Neighbourhood Plan Character Appraisal and Design Codes;*
2. *there is no loss of open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan area;*
3. *taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Wendens Ambo Landscape Appraisal are not adversely affected;*
4. *the design and materials have regard to the Wendens Ambo Character Appraisal and Design Codes and do not adversely change the character of the site or its setting;*
5. *designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot;*
6. *adequate provision is made for the covered storage of all wheelie bins and for cycle storage in accordance with adopted cycle parking standards; and*
7. *they are located so that users and nearby residents will not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal.*

Policy WANP 7 – Community Facilities and Services

Proposals should not result in the loss of community facilities and services including:

- **Village hall**
- **Cricket field**
- **The Bell PH**
- **The Fighting Cocks PH**
- **St Mary's Church**

as identified on the Policies Map, will be considered in accordance with Core Policy 68 Community Uses of the Uttlesford Local Plan March 2026, or subsequent adopted policy.

Policy WANP 8 – Existing Business Premises

Proposals should not result in the loss of existing business premises including:

- **Bearwalden Business Park**
- **Wenden Court**

as identified on the Policies Map, will be considered in accordance with Core Policy 45 Protection of Existing Employment Space of the Uttlesford Local Plan March 2026, or subsequent adopted policy.

2. Design Guidance and Codes

The Neighbourhood Plan Design Guidance and Codes have been prepared in the context of national and district level guidance published at the time of preparation.

NATIONAL DESIGN GUIDANCE

National Planning Policy Framework (December 2024) - Ministry for Housing, Communities and Local Government

Sets national planning policy and includes reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 131 states that: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.”

National Design Guide (January 2021) - Ministry for Housing, Communities and Local Government

Sets out the government’s ten priorities for well-designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics are illustrated. It reinforces the National Planning Policy Framework’s objective of creating high quality buildings and places. The document forms part of the government planning practice guidance.

National Model Design Code (June 2021) - Ministry for Housing, Communities and Local Government

Provides guidance on the production of design codes, guides and policies to promote well-designed places. Sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.



Wendens Ambo Design Principles

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use;
- Relate well to local topography and landscape features, including prominent long-distance views;
- Reinforce or enhance the established character of streets and other spaces;
- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Provide adequate open space for the development in terms of both quantity and quality;
- Reflect, respect and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing landscape and built form features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment;
- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and
- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

Wishlist of Other Improvements and Changes



The results of our surveys, particularly comments coming directly from villagers in response to our Community Survey, indicated a number of issues that lie outside the main scope of a Neighbourhood Plan, but which are important to those who live and work in Wenden.

However, our Plan will still allow us to create a wishlist of improvements and opportunities for the village so that these issues will not be ignored or forgotten. The hope that the list will serve as a useful resource, for example, to guide the Parish Council in future representations and actions on behalf of villagers.

Here is the list of changes that you mentioned most in your survey responses:

- **A village shop**
- **Traffic calming to improve road safety, including priority for vehicles going up Drayton Hill, increased safety measures at the mini roundabout for the railway station and by the railway bridge/Bearwalden Estate**
- **A reduction in noise from the M11 motorway**
- **Speed restrictions — 20mph limits for some roads in Wenden**
- **Mains sewerage**
- **Broader coverage of high-speed internet**