



**WENDOVER PARISH COUNCIL**

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**PARISH COUNCIL MEETING AGENDA**  
**Tuesday 26th 2024 at 8:00pm**  
**Wendover Community Library**

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**Committee Membership:** Councillors Ballantine, Gallagher, Goodall, Lloyd-Evans, O'Donnell, Porter, Standen, Thornton, Wales, Walker, Washington, Williams and Worth

**To all Committee Members:**

YOU ARE HEREBY SUMMONED TO ATTEND THE ABOVE-MENTIONED MEETING, WHEN IT IS PROPOSED THAT THE BUSINESS TO BE TRANSACTED SHALL BE AS SET OUT BELOW.

**MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND.**

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**AGENDA**

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- 1) **APOLOGIES FOR ABSENCE**  
To consider any apologies for absence received:
  
- 2) **DECLARATIONS OF INTEREST**  
In accordance with Sections 30(3) and 235(2) of the Localism Act 2011 and the Wendover Parish Council Code of Conduct Councillors with declare their interest in relation to this meeting.
  
- 3) **PUBLIC PARTICIPATION**  
As the meeting is being held immediately following a public consultation, members of public are invited to comment, but keep their comments to 3 minutes. Members of the public are asked to consider keeping contributions relevant to the agenda and only to add or clarify what was said in the previous consultation.
  
- 4) **OTHER ITEMS**
  - a) **Library – page 2**  
To note the feedback from the previous public consultation and consider what options the Parish Council will take (if any) to support the new Wendover Community Library redevelopment
  
  - b) **St Marys Church use of Hampden Pond for a heat pump – page 4**  
To note the request from St Mary's Church for a heat pump that will use Hampden Pond as the source and consider whether to support progressing the project
  
- 5) **NEXT MEETING AND AGENDA ITEMS FOR FUTURE MEETINGS**  
The next Parish Council meeting 7.30pm on Tuesday 2<sup>nd</sup> April 2024 at St Annes Hall.
  
- 6) **CLOSURE OF MEETING**

Signed by *Andy Smith*  
Clerk and Responsible Finance Officer

Date: 21<sup>st</sup> March 2024



## ITEM 4a – LIBRARY

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### BROUGHT BY

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Council

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### SUMMARY

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To note the feedback from the previous public consultation and consider what options the Parish Council will take (if any) to support the new Wendover Community Library redevelopment.

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### PARISH COUNCIL BACKGROUND

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#### a) Wendover Library

- PC23/257** It was noted that the Finance chair was not in attendance but had the view that we don't have vast reserves and that borrowing £150k will in effect wipe out the reserve so the Council should be cautious in its considerations. It was also noted that if the council office does move – the clock tower is a significant community asset that should require equal consideration. The Parish Council do have to consider the value for money. This is a lot of money it is a once in a lifetime opportunity to deliver a community library. We are custodians of the money and resources for the people of Wendover. However this would have benefit for future generations and therefore we should at least explore this opportunity.
- PC23/258** The budgets for the scheme were noted. It was further noted that if the Arts Council funding is not spent by Mar 25 then the funding will be lost. There are two potential schemes that could be delivered. The full scheme with the new entrance space as originally proposed and a “fallback” scheme which sets out a good refurbishment of the space (including the new Children's section). The financial gap between those two schemes is £150k. Unfortunately time means there is no opportunity to plan and draft a “third way”. However, the full project has a landscaping and outdoor element that could be completed as a discrete project at a later stage and this could be fundraised for separately.
- PC23/259** It was noted that a public meeting would be a quicker way to engage with more people in a meaningful way than a survey.
- PC23/260** It was **RESOLVED** that the Parish Council should investigate this opportunity (without obligation) and authority was given to the office and Chair to make the necessary consultations to present back to Council.
- PC23/261** It was **RESOLVED** to give authority to the office and the Chair to explore the moving of the Parish Council office from the Clock Tower to the Library
- PC23/262** It was **RESOLVED** to give the Clerk and Responsible Finance Officer and Chair of Finance to research the financing of the Library project.
- PC23/263** It was **RESOLVED** that the public consultation should be in the format of a public meeting to ask the question if the public are happy with the Parish Council spending the money. It was **RESOLVED** to give the office the authority to organise the meeting, potentially based in the Library
- PC23/264** It was **RESOLVED** that the final decision should be made at an extraordinary Parish Council meeting on 26th March 2024
- n/a



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## DETAILS

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### Introduction

The presentation heard previous to this meeting sets out the options and the considerations. Any feedback at that meeting should also be noted. The Parish Council need to vote on the options presented.

### The Options

The options being discussed at this Parish Council are as follows:

- 1 – To commit to fund the shortfall between the current proposed refurbishment and the original designs and plans. This amount would be approximately £230k
- 2 – To commit to fund the external landscaping works to increase the profile and impact of the Library. This amount would be approximately £45k
- 3 – To move the Parish Council office into the Library and provide £20k of funding to facilitate this move.

Any, all or none of these options can be agreed to

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## FINANCIAL CONSIDERATIONS

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As discussed in the presentation

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## LEGAL AND OTHER IMPLICATIONS

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As discussed in the presentation

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## PROPOSAL

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To consider approving the following:

- 1 – To commit to fund the shortfall between the current proposed refurbishment and the original designs and plans. This amount would be approximately £230k
- 2 – To commit to fund the external landscaping works to increase the profile and impact of the Library. This amount would be approximately £45k
- 3 – To move the Parish Council office into the Library and provide £20k of funding to facilitate this move.



## ITEM 4b – ST MARY’S CHURCH USE OF HAMPDEN POND

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### BROUGHT BY

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St Mary’s Church

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### SUMMARY

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To consider an in principle agreement to use Hampden Pond as a part of a Water Source Heat Pump system that will heat the Church.

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### PARISH COUNCIL BACKGROUND

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n/a

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### DETAILS

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### The request from St Mary’s

(please also see Appendix A the case study)

In response to the climate crisis, the Church of England has set out an ambitious route map to achieve Net Zero Carbon by 2030 (<https://www.churchofengland.org/resources/net-zero-carbon-routemap>) and this is fully endorsed by the Diocese of Oxford (<https://oxford.anglican.org/environment-and-social-justice/environmental-action/net-zero/>).

Following on from this, the PCC of St Mary’s church has commissioned a feasibility study to explore how it might decarbonise its heating system by replacing its existing gas boilers with Heat Pumps. The study, which looks at Air Source, Ground Source and Water Source Heat Pump (WSHP) technologies was delivered on 12<sup>th</sup> March. It favours a WSHP using Hampden Pond as a heat source. If you are interested in finding out more about this technology, please follow this link to a recording of a webinar organised by Historic England on ‘The Viability of Water Source Heat Pump Technology in Historic Building’s’: <https://historicengland.org.uk/services-skills/training-skills/training/webinars/recordings/the-viability-of-water-source-heat-pumps/#ef705a53>

Our consultants, GeoEnergy Design Ltd, have proposed a WSHP system that uses a 205m<sup>2</sup> network of closed loop pipes which are sunk to the bottom of the pond. Chilled heat exchange fluid is pumped through the network and is warmed up by the ambient temperature of the water. Back at the church it then passes through a compressor which raises the heat sufficiently to operate the underfloor heating system.

This innovative and less commonly used renewable energy technology has caught the attention of the Diocese and they have successfully put forward St Mary’s for stage 1 development funding from the National Church Net Zero Demonstrator programme. As the name suggests, this is a small cohort of churches, chosen from across the country, to lead the way in piloting different Zero Carbon heating technologies. The deadline for submission for the programme is the end of March.

Here at St Mary’s, we have had to move swiftly since receiving the report to seek outline permission from Wendover Parish Council for the potential use of Hampden Pond as a heat source. We are grateful for the positive response that we have received so far from the Council and encouraged to



hear that it closely aligns with the Council's own goals for sustainability and Net Zero Carbon. We are mindful of the fact that the normal procedure for a proposal of this nature would be initial examination by the working group, then Amenities and then the full Council. However, you have acknowledged that this would not be possible within the time frame of the grant scheme and have therefore kindly accepted a more pragmatic approach in consideration of the project's many benefits.

As a result, we are asking the full Parish Council to consider the project in principle at this stage and to make a conditional yes/no decision subject to the following being satisfactorily delivered over the course of the research and development period:

- permission from Highways for pipes passing under the road.
- approval by Bucks Council and the Environment Agency.
- a more detailed study of the depth of the pond and its fluctuating level. (We are currently on a gas tariff with no daily standing charge so we could retain the gas boilers for use in an emergency if the pond water level fell significantly but obviously this would be less than ideal in terms of our goal of emission reduction.)
- ecological impact assessment before and after installation.
- conservation area consultation.

It is our understanding that the system has minimal environmental impact in that:

- it is a closed loop system so water is neither extracted nor fed back into the pond.
- it may slightly reduce the temperature of the water which increases oxygenation which is beneficial to aquatic life. Our consultants, GED, have modelled the design using Ground Loop software by Gaia which reports that the planned heat abstraction from the pond is sustainable.
- the heat exchange liquid can be vegetable-based, non-toxic glycol so in the unlikely event of a leak would not be harmful.
- there would be a pressure monitoring system to monitor for leaks.
- It won't be operating in summer when pond levels are most likely to reduce, however the issue of fluctuating levels needs further exploration.
- The WSHP's will be installed within the plant room at St Mary's and so should not require planning permission.

Here at St Mary's, we are keen to work alongside Wendover Parish Council in reducing our carbon footprint and helping to build a more secure and sustainable environment for our community and for present and future generations. We are grateful for the speed and flexibility that the Council have shown in making time for the consideration of this proposal.

### Considerations for the Council

At the moment the project is probably in too early a stage to have all the information required. Parish Council will need to consider the following areas as the project progresses:

- What agreements will be drawn around access to land, for installation and maintenance
- Reinstatement of any construction damage, could we work with the diocese to make improvements to the pathway round the pond or some of the planting around the pond as a part of the reinstatement.
- We would need to insist on an analysis to determine:
  - if the depth and volume is sufficient to cope with the WSHP



- The effect on the temperature of the water and any effect on the local ecology. We would probably require an independent ecological survey to be carried out (before and after) installation.
- The impact of the rapid variations in pond levels – sometimes the pond even dries out or gets to a stage where the pipes would be exposed. Experience shows that this would be a target for vandalism so mitigations would have to be put into place.
- The pond is not a nature reserve but is a space for humans and nature to share– it is in a conservation area and the land does have requirements for it to be available to the public and maintained for the benefit of wildlife and the public so would have to ensure we meet those needs.
- Are there any implications for the future development of the pond, in particular if we progressed the artesian well

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#### **FINANCIAL CONSIDERATIONS**

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- There should be no costs to the Council

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#### **LEGAL AND OTHER IMPLICATIONS**

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It would probably be required to draft an agreement or MoU between the Church and Parish Council to allow the project to progress.

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#### **PROPOSAL**

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## Appendix A – Case Study



### Hinksey Pool – Oxford

WSHP system, extracting from Hinksey Lake and serving the outdoor pools. RIBA 4.



### Project Overview

External public swimming pool heating between April and October, located in Hinksey Park. GeEnergy Design was commissioned by Oxford City Council. to do a stage 4 design, following successful PSDS funding.

- Design Peak Heating Load 580kW ( 4 x ecoForest HP 25-100)
- 16,500m of 32mm of heat collector pipe in the lake (75 x slinkies)
- Expected Seasonal COP 5.20



*Heat collector pipe install (slinkies)*

Project Title

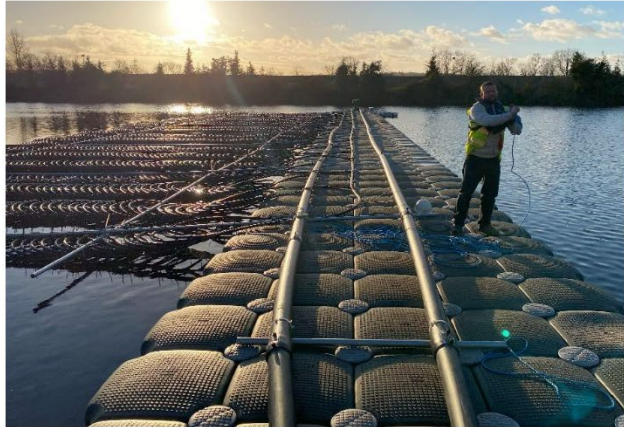
Hinksey Pool

Location

Oxford, U.K.

Designed Technology

580kW WSHP



Heat collector pipe install.



Post installation



Site plant room

Project Title

Hinskey Pool

Location

Oxford, U.K.

Designed Technology

580kW WSHP