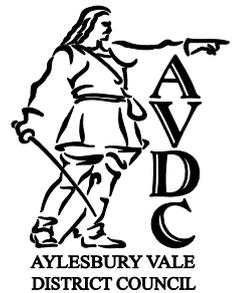


# AYLESBURY VALE DISTRICT COUNCIL

## Planning Services

Please ask for: Planning Policy  
Direct Line: 01296 585461  
Switchboard: 01296 585858  
Text Relay: prefix telephone number with 18001  
Email: [planningpolicy@aylesburyvaledc.gov.uk](mailto:planningpolicy@aylesburyvaledc.gov.uk)  
Our Ref: neighbourhoodplans/Stewkley



Wednesday 3 January 2018

Dear Neil,

### Stewkley Parish Neighbourhood Plan

As requested the neighbourhood planning officer and a senior planning officer at AVDC have reviewed the documentation provided to us by yourself regarding 13 sites proposed to be included in the Stewkley Neighbourhood Plan.

We commend the work that has been undertaken by the Stewkley Neighbourhood Plan Steering Group in their ambitions to deliver sustainable growth in the parish, particularly in light of the numerous development constraints. Please find our comments regarding the proposed sites attached in table 1, appendix A.

If you have any questions please get in touch

Yours sincerely

A handwritten signature in blue ink, appearing to be 'SB' with a flourish.

Stephanie Buller,  
Neighbourhood Planning Officer, Aylesbury Vale District Council



Appendix A

Table 1; comments from AVDC officers relating to the 13 proposed sites for allocation in the Stewkley Neighbourhood Plan

Site Ref	Comment
<p>NP1; LAND TO SOUTH OF GRANGE FARM, BLETCHLEY ROAD</p>	<ul style="list-style-type: none"> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside</li> <li>• “the site is currently located outside the settlement boundary as defined by AVDC Local Plan” – AVDC does not set settlement boundaries, this sentence is therefore inaccurate and should be removed from the entirety of the documentation. AVDC allows NP groups to establish their own settlement boundaries. The correct term would be to say that the site is outside the currently built up area and would be considered open countryside, but please note that is not actually defined by an established boundary.</li> <li>• There is also a listed building within the farm complex next to site 2 – development would need to be sensitive to mitigate any adverse impact on the setting of the listed building</li> <li>• Current entrance to the village from this direction is rural and fairly sporadic. These allocations would provide a hard edge to the built up area, then followed by thinned rural development into the settlement, this would be a significant change to the character of the village and would likely have adverse harm on the rural setting. Development would feel oppressive in nature in contrast to the current rural characteristic of this area.</li> <li>• The existing rural farm type buildings on this side of the road would still feel detached and more likely out of place as there is still a gap.</li> <li>• Concern on increased car dependency due to the distance from central village services, secondary impact on parking, congestion and pollution. Would seek to encourage active travel measures to be integrated into site development.</li> <li>• If this is previous agricultural land – do you know what category? The best and most versatile land is defined as Grades 1, 2 and 3a should be avoided for development. Development should be prioritised on areas of poorer quality land in preference to that of a higher quality. (contact Natural England if unknown)</li> </ul>
<p>NP2; ENGLEWOOD 7 BLETCHLEY ROAD</p>	<ul style="list-style-type: none"> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside</li> <li>• “the development would need to be adjacent and linked to NP1” – this should also be reflected in NP1 too to state that NP1 should come forward with NP2 as part of a combined scheme. Otherwise it could end up in a ransom situation.</li> <li>• “although a previous planning application for the site was rejected by AVDC due to its intrusion into the countryside the Local Plan highlights a need for more housing in Aylesbury Vale” – its good to address this issue upfront. The decision also specified the harm to the character &amp; appearance of the locality and wider landscape. Stating that the area is rural in character and provides an attractive setting – not just intrusion into the countryside “housing scheme would be out of keeping in the locality and which would</li> </ul>

	<p>be on an undeveloped site that forms part of the open countryside, adjacent to an existing group of dwellings... unacceptable form of development that would encroach into the open countryside which would significantly harm the openness of the area and fail to respect the character and appearance of the immediate surroundings". – if the community wants to proceed with this site, development could be sympathetically designed to suit a countryside setting, with suitable visual impact and landscape mitigations put into place as part of a policy requirement and as part of a wider scheme.</p> <ul style="list-style-type: none"> <li>• If this is previous agricultural land – do you know what category? The best and most versatile land is defined as Grades 1, 2 and 3a should be avoided for development. Development should be prioritised on areas of poorer quality land in preference to that of a higher quality.</li> </ul>
<p>NP3; BLETCHLEY ROAD (SOUTH SIDE)</p>	<ul style="list-style-type: none"> <li>• If this is previous agricultural land – do you know what category? The best and most versatile land is defined as Grades 1, 2 and 3a should be avoided for development. Development should be prioritised on areas of poorer quality land in preference to that of a higher quality.</li> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside</li> <li>• Given the proximity of these three sites, the shared issues of encroachment into the countryside and distance from services it maybe suitable exploring options for a combined development approach to develop a master plan to cover all three sites that would establish a permeant boundary for the built up area to prevent any further encroachment into the countryside and as a means to deliver active travel thought the schemes and a collective design approach to ensure that the development is sympathetic and appropriate to the rural context.</li> <li>• “a section 106 agreement could provide a new ‘gateway’ feature... ” making this a policy requirement will be an appropriate mechanism to secure this. There would also need to be a planning application submitted and approved for the signs development as this would be on highways land.</li> </ul>
<p>NP4; CRICKETERS 66 HIGH STREET NORTH, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• HELAA suitable for 14 dwellings and currently has a planning application for 14 dwellings.</li> <li>• No issues with inclusion in the plan</li> </ul>
<p>NP7; BOWLS FARM, HIGH STREET NORTH, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• This site is in the HELAA as unsuitable, the reasons for this are that it is not in accord with the character, plot form and general development form in this part of the conservation area. The front of the site is within the conservation area and is narrow so development would have to be at the back of the site and is therefore out of keeping with the character of the street scene and would have a detrimental impact on the conservation area.</li> <li>• There are some buildings already on site, usually redeveloping on the footprint or conversion is more acceptable. However agricultural buildings are not considered brownfield.</li> <li>• A density of 22dph on half of the site would only deliver roughly 5/6 dwellings, plus in addition there are already existing buildings and farm houses being retained – query on actual yield</li> </ul>

<p>NP15; SOULBURY ROAD, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• HELAA suitable for up to 80 dwellings and currently has approved planning for 67 dwellings</li> <li>• No issues with inclusion on the plan</li> <li>• Supported by VALP</li> <li>• “This site is supported by the NP provided it is limited to the size proposed and meets the distribution of new homes proposed in the plan” – is this ‘distribution’ therefore requiring that there be a mix of housing sizes?</li> </ul>
<p>NP20; FIELD BELOW No.3 WING ROAD, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside</li> <li>• HELAA unsuitable “Unsuitable - The site boundary shown is not a natural boundary and if the area was made suitable it would be likely to lead to development of the rest of the larger field. A frontage only development would be too small for the HELAA minimum of 5 homes” – the proposal overcomes the HELAA constraints which made the site unsuitable. “the view along the Wing Road to the village is considered an important view” – is this a view that has been recognised in the conservation area appraisal and does it therefore need retaining?</li> <li>• Should say that it is preferential if this site comes forwards with 22 in order to achieve a joint access – if not again there could be a ransom situation again the policy should make it clear that both sites are to come forwards together.</li> <li>• Getting too far out into the countryside, countryside encroachments and distance from services are a concern – would encourage a policy requirement to integrate active travel measures into the site development due concerns on sustainability given the high likely hood of high car dependency to reach core services, and secondary traffic, congestion, road safety and pollution impacts.</li> <li>• Again any potential for combining the development of 20/22/23 &amp; 47 to deliver a comprehensive scheme which has been suitably master planned.</li> </ul>
<p>NP22; ORCHARD AT 3, WING ROAD, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside</li> <li>• No other concerns raised</li> </ul>
<p>NP23; FIELD SOUTH OF 20, WING ROAD, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside</li> <li>• Site would need to be sensitively designed as it adjoins the village conservation area.</li> <li>• Previous agricultural land – do you know what category? The best and most versatile land is defined as Grades 1, 2 and 3a should be avoided for development. Development should be prioritised on areas of poorer quality land in preference to that of a higher quality.</li> <li>• “the view along the Wing Road to the site is considered ‘an important view’ - is this a view that has been recognised in the conservation area appraisal and does it therefore need retaining?</li> </ul>

	<ul style="list-style-type: none"> <li>• Why is there a requirement for the use of reclaimed bricks – is it because it adjoins the conservation area – surely sympathetic design to reflect the local surrounding vernacular would be a more reasonable requirement. Other sites adjoining the CA have not made this requirement.</li> <li>• Why is the density of this site so much higher than the others? Is it because there are 2 beds? It will be especially in conflict with the surrounding built up area which is of a very low density.</li> <li>• “these would be first time buyers properties reasonably priced” – the NP has no control over the price, so this cannot be guaranteed, and secondly whilst the size of the dwellings as 2 beds will help keep down the price the material requirements would impact on the viability to achieve lower cost housing and inevitably influence the cost of build and therefore final sale value.</li> <li>• “a section 106 agreement could provide a new ‘gateway’ feature... ” making this a policy requirement will be an appropriate mechanism to secure this. There would also need to be a planning application submitted and approved for the signs development as this would be on highways land.</li> </ul>
<p>NP47; FIELD TO REAR OF SITE 23 AND ADJACENT TO OLD COAL YARD, DUNTON ROAD DEVELOPMENT</p>	<ul style="list-style-type: none"> <li>• We would expect to see a Landscape visual impact assessment (LVIA) undertaken as part of any planning application for this – this should be written into the allocation policy to ensure that the site development will adequately mitigate any impacts onto views of the open countryside.</li> <li>• Concerns over backland nature of the development and the encroachment into the countryside</li> <li>• Level pasture land – what agricultural classification? The best and most versatile land is defined as Grades 1, 2 and 3a should be avoided for development. Development should be prioritised on areas of poorer quality land in preference to that of a higher quality.</li> <li>• “this would only prove possible if permission for site 23 was approved” – this needs to be mentioned in site 23 then that this would be a combined development</li> </ul>
<p>NP33; MANOR INDUSTRIAL ESTATE, HIGH STREET NORTH, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• Is this a viable site?</li> <li>• unlikely to be a suitable replacement site within the village that is viable to move to. There are also listed buildings adjacent and within the site as well as the impact on the conservation area to consider</li> </ul>
<p>NP52; POTASH HOUSE BARNS, MURSLEY ROAD, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• Unable to determine the location of this site on the parish map.</li> <li>• No concerns raised – just unable to locate on map.</li> </ul>
<p>NP53; LAND AT GRIFFIN FIELD, STEWKLEY</p>	<ul style="list-style-type: none"> <li>• No issues with inclusion in the plan</li> </ul>