



STEWKLEY PARISH NEIGHBOURHOOD PLAN

2019 – 2039

STRATEGIC ENVIRONMENTAL ASSESSMENT

PUBLISHED BY STEWKLEY PARISH COUNCIL

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NON TECHNICAL SUMMARY

Stewkley Parish Council is intending to produce a Neighbourhood Plan for 2017-2033. The Neighbourhood Plan area contains a number of designated heritage and nature features, including

- The Conservation Area
- St Michael's Grade I Listed Church
- The War Memorial
- A number of other listed buildings and buildings of interest
- The Wildlife Meadows
- The Airport Monument and Spinney (formerly Cublington Spinney)
- The trees within the conservation area that have tree preservation orders (TPOs)
- A number of trees outside of the conservation area that also have TPOs.

The parish is approximately 10 miles north of the Chiltern Area of Outstanding Natural Beauty. The village of Stewkley currently holds the award for being a Buckinghamshire Best Kept Village and has won this competition on multiple previous occasions.

The area does not suffer from any significant environmental problems although foul water management has been a long-term problem.

Aylesbury Vale District Council's screening opinion confirmed that a Strategic Environmental Assessment would be required to ensure that the proposals presented in the Sewkley Parish Neighbourhood Plan (SPNP) contribute towards the achievement of sustainable development.

The SPNP is primarily about the use and development of land and buildings and will therefore form the basis for determining local planning applications within the plan area, to ensure that it meets local objectives and needs.

The SPNP contains a number of policies relating to: the type, character and location of new housing; protecting Stewkley's heritage assets; maintaining the integrity of key open spaces within the village; and maintaining the connection between the village and its surrounding countryside. These policies, together with the policies of the emerging Aylesbury Vale Local Development Plan (VALP) and the National Planning Policy Framework (NPPF), will be used by the District Council in determining planning application once the SPNP is approved.

The SPNP has been prepared to address key planning issues in the neighbourhood plan area. As the SPNP must be in general conformity with national and local strategic policies, it does not therefore seek to repeat them.

Community consultations identified the following local policy considerations:

- There is an identified need for new housing within Stewkley, but where should it be located? Is the land available now, or might it become available later in the plan period?
- Large housing development schemes would harm the character of the village and local infrastructure would not be able to cope
- The character principles of the Conservation Area should be protected
- Traffic speeds need to be reduced, in particular: around the war memorial and along the long, straight entry roads into the village of Stewkley
- Parking along the High Street, in the area of the war memorial and around the school is of particular concern

- The opportunity for residents to work from home should be promoted, in particular, concerns regarding slow broadband speeds needs to be addressed
- Stewkley is fortunate to have a number of community buildings. We need to get the best use from our existing community buildings rather than building new ones
- Local green and open spaces must be protected
- Access to existing public rights of way and linking these to footpaths needs to be improved

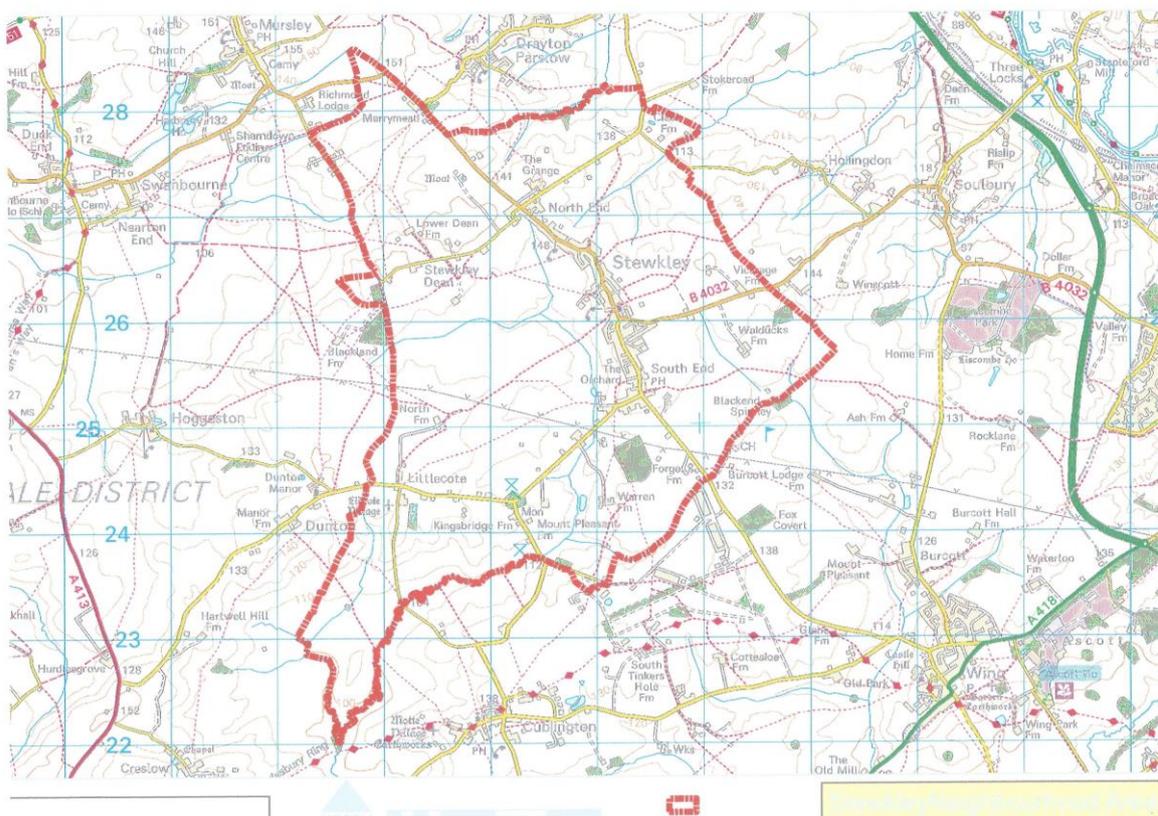
These policy considerations do not highlight any significant sustainability issues that are not also common to villages in rural England. The challenge for the Plan will be to ensure the status of Stewkley as a viable Parish, by discouraging the loss of its local services and by encouraging housing and employment growth, all without harming its rural character and especially its heritage assets.

In all other respects, the relationship between the Neighbourhood Plan objectives and the key environmental measures is neutral. Although housing development and proposals to enhance the local economy will inevitably have some degree of environmental impact, the SEA objectives should anticipate this and allow for Plan objectives that direct growth to types and locations that avoid the most sensitive environments and that successfully mitigate impacts. Given the national planning policy context and the local identified need for more housing, it was not a reasonable alternative to seek to avoid growth at all.

1. Introduction

The purpose of the Strategic Environmental Assessment (SEA) is to provide an assessment of any significant environmental effects resulting from the policies and proposals of the Submission version of the SPNP in accordance with EU Directive 2001 / 42 on strategic environmental assessment (SEA). Figure A below shows the designated Neighbourhood area.

Figure A



The Neighbourhood Plan will be published for examination by Stewley Parish Council under the Neighbourhood Planning Regulations 2012. Aylesbury Vale District Council (“the District Council”) issued a screening opinion requiring an SEA of the Neighbourhood Plan under the Environmental Assessment of Plans & Programmes Regulations 2004 (see the relevant extract in **Appendix A**).

The SEA report therefore provides an assessment of the Neighbourhood Plan in a way that is proportionate to this task and that recognises the limitations of the available data and means of measuring direct impacts.

The proposed framework was consulted upon with the statutory consultees as part of the SEA Scoping Report in November/December 2017. The consultees made no comments on the selection of the proposed SEA objectives, which are set out in Section 6.

2. Background to Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan. The requirement for a SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004” as follows:

- An outline of the contents, main objectives of the plan, and relationship with other relevant plans or programmes;
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
- The environmental characteristics of areas likely to be significantly affected;
- Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;
- The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken to account during its preparation;
- The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;
- The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan;
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of competency encountered in compiling the required information)s; and
- A description of measures envisaged concerning monitoring.

Since 2004, the requirement for SEA of relevant plans and programmes has been aligned with the similar process of Sustainability Appraisal (SA) in the UK. During the preparation of the Neighbourhood Plan, the Government confirmed that an SA is not required of a Neighbourhood Plan but that SEA may still be necessary in circumstances where policies may have a significant environmental effect.

The methodology for the assessment is intended to be proportionate to the task of assessing the modest development proposals of a Neighbourhood Plan in a medium parish area.

The report responds to each of the SEA requirements listed above, beginning with a short description of the Neighbourhood Plan, identifying the key environmental features of the parish and then assessing the impact of the strategic objectives and policies of the Neighbourhood Plan on those features, using a number of SEA objectives and measures.

3. An Outline of the Contents, Main Objectives of the Neighbourhood Plan and Relationship with other Relevant Plans or Programmes

The SPNP contains a number of policies for the use and development of land and maintenance and upkeep of infrastructure in the Parish of Stewkley in the plan period up to 2033. These policies, together with the policies of the Aylesbury Vale District Local Plan (AVDLP) and the National Planning Policy Framework (NPPF), will be used by the District Council in determining planning applications once the Neighbourhood Plan is approved. The Neighbourhood Plan has also been informed by the reasoning and evidence base of the emerging Vale of Aylesbury Local Plan.

The 2004 AVDLP contains a number of 'saved' policies that have a specific relevance to the Stewkley Parish NP and these are listed below:

- GP4 – Affordable housing on small sites for local needs
- GP8 – Protection of amenity of residents
- GP24 – Car parking guidelines
- GP32 – Retention of shops, public houses and post offices
- GP35 – Design of new development proposals
- GP38 – Landscaping of new development proposals
- GP39 – Existing trees and hedgerows
- GP53 – New development in and adjacent to Conservation Areas
- GP84 – Public rights of way
- GP86 – Provision of outdoor playing spaces
- GP87 – Application of open space policies
- GP91 – Safeguarding of community buildings and facilities
- RA2 – Loss of open gaps and consolidation of settlements
- RA3 – Extension of residential curtilages into open countryside

The vision of the SPNP is:

It is envisaged by 2033 the Parish of Stewkley will have grown in population and diversity, continued to be a progressive community embracing the following values:

- Conserve and enhance, where possible, the village character and heritage
- Remain a caring and safe community
- Provision of new homes meeting the local needs of all ages
- Protect and enhance enjoyment of the open Buckinghamshire countryside
- Support local amenities and organisations
- Maximise the benefits of new technologies
- Encourage the expansion of footpaths/ways

The objectives of the SPNP are:

Housing

- Encourage small scale developments which respect the 'linear' nature of the village's built form.
- Construct a secondary build line to provide context to the new developments and to place an acceptable limit on incursion into countryside.
- Maintain the character of the village by incorporating traditional and/or sympathetic design.

- Facilitate the provision of suitable types of housing for the elderly to down-size and encourage smaller dwellings to be built allowing younger families the opportunity to continue to reside in the village.
- Consider the involvement of community land trusts in some of the development sites as a mechanism to bring development investment back into the village.
- Nominate a preferred supplier (Housing Association) of affordable homes, and provide affordable homes for local people
- To encourage carefully considered, phased developments to potentially mitigate the impacts of a growing population on local facilities

Employment

- To improve the local business space offer through the provision of additional/ improved premises for local businesses to relocate or expand; encouraging reduced levels of out-commuting.
- Where possible improve access to high speed broadband, especially important considering home working.

Conservation, Heritage and Design

- Conserve and enhance local heritage features and minimise the effects of development on the historic character of the village
- Ensure any new developments respect and reflect the key characteristics of the historic built environment in its form, layout, massing, materials and design.
- To protect and develop Stewkley's rich heritage and history, while preparing the village for the 21st Century
- Protect the character principles of the conservation area

Infrastructure, Transport and Parking

- Ensure new developments provide for enhanced levels of parking, for both residents and visitors.
- Improve the accessibility around Stewkley for pedestrians (including wheelchair users).
- New developments should be shaped by suitable traffic and parking-management principles to improve the safety of all road users including drivers, cyclists, horse riders and pedestrians.
- Seek to support a modal shift from driving to more sustainable travel choices.

Education and Community Uses

- Protect and where possible enhance local community facilities valuable to the residents of Stewkley.
- Assess the use of existing village facilities before new community buildings are considered
- Encourage the expansion of St Michael's C of E Combined School if required as a result of an increased local population.
- Consider ways of increasing capacity of pre-school facilities
- Encourage the development of facilities for the younger members of the community

Natural Environment

- Establish a sequence of 'hearts' within the village, based upon hubs of activity e.g. the church/memorial/rec as a faith and recreation hub, the Village hall and Swan as a social hub
- Protect and where possible enhance linkages to the local countryside, including the Stewkley Rights of Way. .
- To maintain and protect existing green and open spaces, and vistas within the village, in particular the recreation ground.

4. The Relevant Aspects of the Current State of the Environment and the Likely Evolution Thereof Without Implementation of the Neighbourhood Plan

The Neighbourhood Plan area contains a number of designated heritage and nature features, including:

- The Conservation Area
- St Michael's Grade I Listed Church
- The War Memorial
- A number of other listed buildings and buildings of interest
- The Wildlife Meadows
- The Airport Monument and Spinney (formerly Cublington Spinney)
- All trees within the conservation area have tree preservation orders (TPOs)
- A number of trees outside of the conservation area that also have TPOs.

Stewkley village is characterised as a 'linear' built village, approximately 1.5 miles long, enabling views to the countryside from the High Street and its Closes. The village of Stewkley has limited available sites within its current 'built' boundary to meet the demand for homes required by its existing residents, as projected over the next 20 years. Extension along the entrances to the village are obvious spaces for development since they continue the linear nature of the village. A 'secondary' built boundary has been proposed to meet this housing need, whilst maintaining the character of the village. This boundary links 'gaps' on the outer built areas of the village and therefore defines a clear line between countryside and built village.

The Stewkley Conservation Area covers the main part of the village and developments within this area are strictly controlled.

The Parish is approximately 10 miles north of the Chiltern Area of Outstanding Natural Beauty.

The village of Stewkley currently holds the award for being a Buckinghamshire Best Kept Village and has won this competition on several previous and consecutive occasions.

Without a Neighbourhood Plan developments could have a detrimental impact on the linear nature of the village and its heritage assets.

The Plan contains policies and proposals for the development of 145 homes in sites chosen to have the least impact on the village and the Parish. Without it, proposals for housing development in the parish would be left to individual planning applications. This would make little difference to controlling the environmental impact of those proposals as they must in any event demonstrate they conform to the development plan and NPPF policy.

5. Any Existing Environmental Problems that are Relevant to the Neighbourhood Plan

The area does not suffer from any significant environmental issues, although foul water management has been a long-term problem.

The community consultations have shown that both congestion and traffic speeds along the High Street are of concern. The community is also worried that larger housing schemes would have a harmful impact on the character of the village and that existing infrastructure would be unable to cope. However, there are no pressing environmental problems to which the SPNP needs to respond.

The Environmental Agency (EA) identified small areas of modelled fluvial flood risk associated with the head of the Hardwick Brook to the west and south-west of Stewkley and various small watercourses in the Neighbourhood Plan area designation, although none of these are classified as main rivers. The EA recommended an assessment of the potential impacts of the neighbourhood plan on these.

There is one industrial installation with an Environmental Permit within the Neighbourhood Plan area and two just outside the plan area.

There are two Environmental Permits for waste operations within the plan area. New development within 250 metres (m) of an existing waste facility, or within 400m of an existing intensive poultry farm, could result in the community at the proposed development being exposed to odour, noise, dust and pest impacts.

Natural England highlighted the need for policies around connected green space and suggested that a measure of biodiversity net loss or gain should be provided for the plan. Also, that development sites should be assessed for 'Best and most versatile (BMV) agricultural land' (Grades 1-3a).

Historic England highlighted that new developments could contribute to issues already highlighted in the Stewkley Conservation Area Appraisal and that potential cumulative impact should be considered. Also, that sites may be considered that could affect heritage assets within the plan area, or in its vicinity either directly or indirectly by affecting its setting or resulting in indirect effects such as increased traffic.

6. The Environmental Protection Objectives that are Relevant to the SPNP and the Way Those Objectives and any Environmental Considerations have been Taken Into Account During its Preparation

The Neighbourhood Plan has been prepared to address, amongst other aspects, key planning issues in the Neighbourhood Plan area. As the Neighbourhood Plan must be in general conformity with national and local strategic policies, it does not therefore seek to repeat them.

To assess the sustainability performance of the SPNP the following assessment framework has been adopted:

Objective 1 - Conservation & Heritage

To give due regard to existing and surrounding characteristics

- Will the policies conserve and enhance the significance of designated heritage assets and their settings?
- Will the policies conserve and enhance the significance of non-designated heritage assets?
- Will the policies conserve and enhance the special interest, character and appearance of the Conservation Area?

Objective 2 - Landscape

To ensure landscaping and green areas/spaces are incorporated

- Will the policies protect the linear nature of the village and relationship with the surrounding landscape?
- Will the policies protect the views into open countryside?
- Will the policies have regard to the local landscape, features, character and open spaces within the village?

Objective 3 - Biodiversity

To ensure biodiversity is addressed and designated habitats are protected.

- Will the policies protect or deliver a net biodiversity gain?
- Will the policies avoid development in a known site of habitat value?

Objective 4 - Roads, Traffic and Parking

To ensure congestion and traffic speeds are managed and encourage the use of walking and cycling

- Will the policies mitigate and/or avoid against congestion and increased vehicle movement in the village?
- Will the policies improve walking and cycling routes in the Parish?

Objective 5 – Flooding and Drainage

To ensure development proposals are able to mitigate groundwater flooding and foul water impact

- Will the policies require appropriate mitigation of any likely groundwater flooding and foul water discharge?
- Will the policies affect land in Flood Zones 2 and 3 (Water Framework Directive)

The following assessments described in sections 7, 8 and 9 were carried out by Paul Zanna, an independent specialist.

7. Assessing the Impact of the Neighbourhood Plan Strategic Objectives

The strategic objectives of the Neighbourhood Plan are outlined in Section 3. They cover a number of social, economic and environmental issues in support of realising the Vision. Each of these objectives have been assessed against the SEA objectives below.

PREFERRED OBJECTIVE	Conservation & Heritage	Landscape	Biodiversity	Road, Traffic and Parking	Flood & Drainage
SEA Objective	1	2	3	4	5
NP Objectives:					
Housing	Yellow	Yellow	Yellow	Yellow	Yellow
Conservation, Heritage and Design	Green	Green	Green	Yellow	Yellow
Infrastructure, Transport and Parking	Yellow	Red	Red	Green	Green
Education and Community Uses	Yellow	Yellow	Yellow	Yellow	Yellow
Natural Environment	Green	Green	Green	Yellow	Green
Employment	Yellow	Yellow	Yellow	Yellow	Yellow

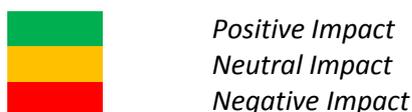


Table A: Assessment of Plan Objectives & SEA Objectives

Generally, there is a strong, positive correlation between the objectives within the NP and the SEA; specifically as the local community seeks to avoid harming the special historic, rural character of the village, which is designated within the conservation area; and in all other areas, like the linear nature of the village.

There are positive effects arising from the objectives including the new housing for Stewkley primarily provided as smaller developments, minimising the effects of growing the village on heritage and landscape areas. The smaller developments will also ensure that the traffic levels within Stewkley are managed and would not cause a significant impact on the highway network.

However, there is the potential for negatives if development proposals for housing and employment are poorly located. These effects may cause harm to heritage assets, the landscape and biodiversity features, if they are not given sufficient weight in selecting sites for development. Similarly, development of the wrong type and size or in the wrong location could add traffic congestion on the local roads.

8. Assessing the Impact of the Neighbourhood Plan Policies

The Neighbourhood Plan policies have been assessed against the SEA objectives below.

PREFERRED POLICIES	Conservation & Heritage	Landscape	Biodiversity	Road, Traffic and Parking	Flood & Drainage
SEA Objective	1	2	3	4	5
SPNP Policies:					
Policy H1: Stewkley Development Boundary	Yellow	Green	Yellow	Green	Green
Policy H2: Location of Housing Development Sites	Yellow	Yellow	Yellow	Yellow	Yellow
Policy H3: Type of Housing Requirements	Yellow	Red	Red	Yellow	Yellow
Policy H4: Delivering Housing for the Elderly & Disabled (Adaptable and Accessible Dwellings)	Yellow	Yellow	Yellow	Green	Yellow
Policy H5: Delivering Housing for the Elderly & Disabled (Wheelchair User Dwellings)	Yellow	Yellow	Yellow	Green	Yellow
Policy CHD1: Character of Housing	Yellow	Green	Yellow	Yellow	Yellow
Policy CHD2: Protecting our Heritage Assets	Green	Yellow	Yellow	Yellow	Yellow
Policy CHD3: Superfast Broadband	Yellow	Yellow	Red	Yellow	Yellow
Policy OG1: Maintain the Integrity of Key Open Spaces within the Village	Yellow	Green	Green	Green	Yellow
Policy OG2: Maintain the Connection between the Village and its Surrounding Countryside	Yellow	Yellow	Yellow	Green	Yellow
Policy ITP1: Car Parking	Yellow	Yellow	Yellow	Green	Yellow
Policy ITP2: Safe Cycle & Pedestrian Access	Yellow	Yellow	Yellow	Green	Yellow

	<i>Positive Impact</i>
	<i>No or some impact but policy has mitigation measures</i>
	<i>Negative Impact with no proposed mitigation measures</i>

Table B: Assessment of Plan Preferred Policies

In general terms, the policies have a neutral environmental impacts with a small number of positive effects and the potential for a small number of negative effects. In terms of positive effects, many of the polices are designated to protect the historic character of the village.. The design policy CHD1 addresses the conservation area and its setting in terms of establishing the key principles for development. CHD1 complements existing national and district policy in seeking to acknowledge the contribution made to the character of the village by other non-listed buildings. Furthermore, Policy OG1 and OG2 are both intended to afford protection from harmful development within the village in key locations, which would also have positive heritage effects.

9. Assessing the Impact of the Neighbourhood Plan Sites

The Neighbourhood Plan proposed sites have been assessed against the SEA objectives below.

PREFERRED SITES		Conservation & Heritage	Landscape	Biodiversity	Road, Traffic and Parking	Flood & Drainage
SEA Objective		1	2	3	4	5
SPNP Proposed Sites:						
NP01	Land to south of Grange Farm in Bletchley Road, Stewkley	Green	Red	Yellow	Yellow	Yellow
NP02	Land at No 7 Bletchley Road, Stewkley	Green	Red	Yellow	Yellow	Green
NP03	Bletchley Road (South Side) Stewkley	Green	Red	Yellow	Yellow	Yellow
NP04	Bowls Farm, High Street North, Stewkley. (Some papers special it BOWLS and others BOWLES)	Yellow	Yellow	Yellow	Yellow	Green
NP05	Cricketers 66 High Street North, Stewkley	Yellow	Yellow	Yellow	Green	Green
NP06	Soulbury Road, Stewkley	Green	Yellow	Yellow	Yellow	Yellow
NP07	Land below No 3 Wing Road, Stewkley	Red	Yellow	Red	Yellow	Green
NP08	Orchard at No 3 Wing Road, Stewkley	Red	Yellow	Yellow	Yellow	Green
NP09	Land south of 20 Wing Road, Stewkley	Red	Yellow	Yellow	Yellow	Green
NP10	Manor Industrial Estate, High Street South, Stewkley	Red	Yellow	Yellow	Yellow	Green
NP11	Land to the rear of Site 23 adjacent to Coal Yard, Dunton Rd. Stewkley	Red	Red	Yellow	Red	Green
NP12	Land at Griffin Field, Stewkley.	Green	Green	Green	Green	Green



Positive Impact

No or some impact but policy has mitigation measures

Negative Impact with no proposed mitigation measures

Table D: Assessment of Plan Proposed Sites

Sites NP01, NP02 and NP03 intrude into the countryside, however development in this area would offer the opportunity to provide a new gateway feature and a new public footway to link with the existing footway provision to the southwest of Bletchley Road.

Site NP05 would have been assessed as 'red' for 'road traffic and parking' but planning permission has already been granted by AVDC.

Site NP06 would have been assessed as 'red' for 'landscape' and 'biodiversity' but planning permission has already been granted by AVDC.

Sites NP08 is within the Conservation Area and sites NP07 and NP09 are adjacent to it. Development should therefore conserve and enhance the special interest, character and appearance of the Conservation Area. As detailed above, development in this area would offer the opportunity to provide a new gateway feature to the village.

Site NP07 has an old dew pond and ecological mitigation will be required.

Site NP10 is within the Conservation Area and contains a listed building. Development

should be limited to the current build line to limit visual impact and should conserve and enhance the special interest, character and appearance of the Conservation Area

Site NP11 is within the Conservation Area and hedgerows and trees would need to be retained. The site is only accessible via Site NP09 and would therefore need to be developed in tandem.

10. A Description of Measures Envisaged Concerning Monitoring

The Neighbourhood Plan proposes that the progress in its implementation will be assessed using the measures for each objective as set out in Section 6. The data for some of these measures is collected by the District Council in its planning monitoring reports. In other cases the Parish Council will endeavour to collect data on an annual basis to report on the progress of the plan. Should any real or potential negative impacts be identified then the Parish and District Councils will seek to review the relevant policies and their implementation.

APPENDIX A

Extract from the Aylesbury Vale District Council Strategic Environmental Assessment Screening Report for the Stewkley Parish Neighbourhood Development Plan

'Having reviewed the criteria Aylesbury Vale District Council concludes that the Stewkley Neighbourhood Development Plan has some potential to have significant environmental effects beyond those expected by 'strategic' district-wide policies of the Local Plan, although the magnitude and location of these effects is difficult to ascertain at this stage of the plan making process. Therefore the best course of action is to produce a Strategic Environmental Assessment, particularly as this is a process that needs to be started in the early stages of the plan making process and cannot be retrofitted at a later stage. Although not a requirement, we would recommend this incorporates a Sustainability Appraisal to consider more widely the balance of sustainability and to help ensure the plan meets the basic conditions.'

APPENDIX B

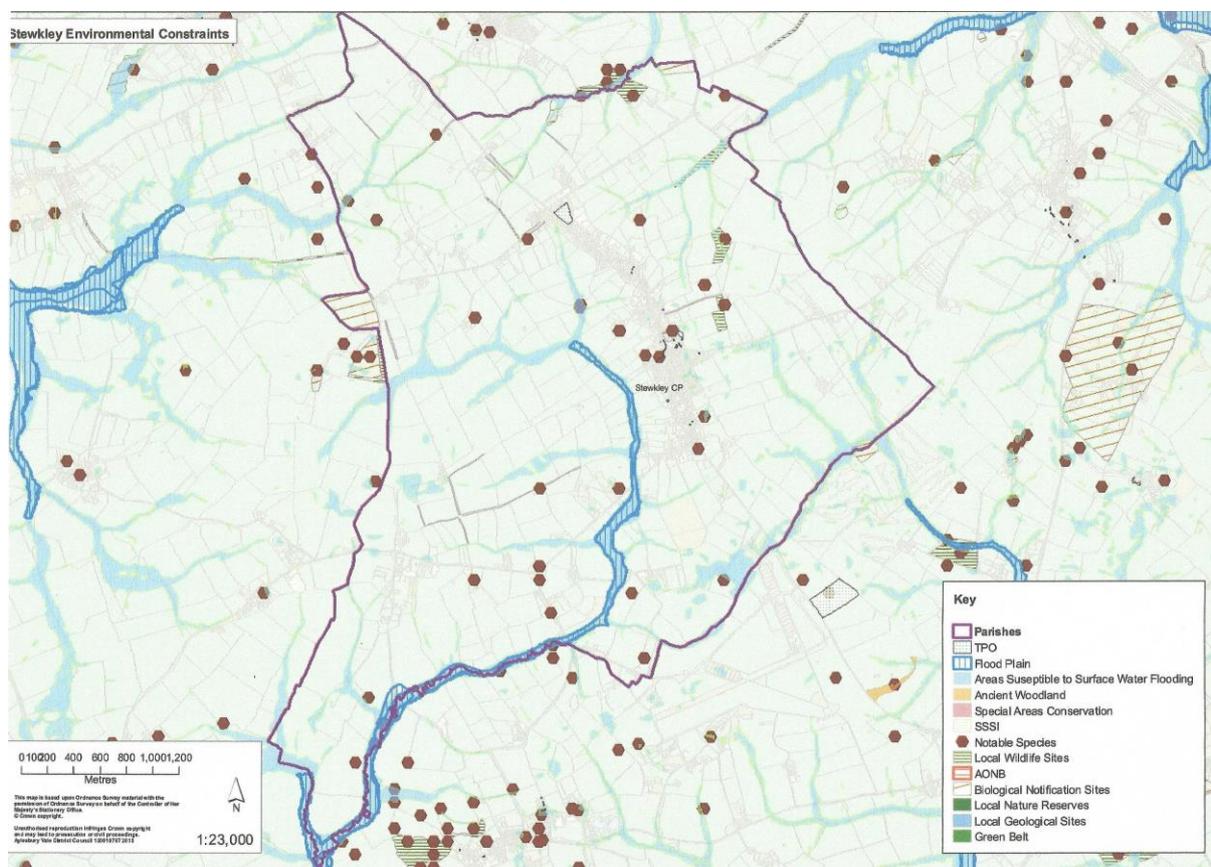
Stewkley Parish Neighbourhood Plan: Baseline Data

Title	Source	Data	Trends and consequences
Historic Landscape			
Settlement Hierarchy	Vale of Aylesbury Local Plan (VALP)	The settlement of Stewkley has been identified as a ‘medium village’ in the VALP . Medium villages have some provision of key services and facilities, making them moderately sustainable locations for development.	Due to the rural character of the parish, it is important to keep the settlements’ character.
Listed Buildings & Conservation Areas	Stewkley Conservation Area	There is one Grade 1 and thirty-three Grade 2 RCHM Designated Listed Buildings in the parish. Stewkley has a Conservation Area, covering High Street North and High Street South. The principles applied in defining the boundary of the conservation area include: the boundary follows features on the ground which are clearly visible, for example walls, hedges and building frontages; the boundary includes the curtilage of important buildings; The conservation area map identifies features important to the character of the area, its building groups, listed buildings, important townscape views and landscape features.	Stewkley Parish has a number of listed buildings and a Conservation Area and therefore needs to ensure that any new development is sensitive to the character of those heritage assets and their settings.
Biodiversity & Environment			
Nature Conservation	Stewkley Wildlife Reserve & Stewkley Conservation Area	<p>Stewkley Wildlife Reserve is situated to the east of the village of Stewkley which is approximately 5 miles west of Leighton Buzzard. The geology is Chalky Till, overlying fine loam over clayey soils with slowly permeable subsoils - soil association (ASHLEY 572q). The altitude is 140M and the fields have a very slight southerly aspect with shallow ridge and furrow in evidence. There is a Biological Notification Site 82N10 (a green lane called Garners Lane) immediately to the north of one of the fields (Jackdaw Field) and 82N03 (a churchyard) to the west. The fields are surrounded by a mix of arable, pasture, short mown recreation fields and green lanes.</p> <p>Tree Conservation All trees within the conservation area are protected and there are a number of other trees in the villate with TPOs.</p> <p>The Airport Monument and Spinney Approx. 2.2 ha of managed woodland, the Spinney is divided into three “petals” that straddle the junction of roads to Dunton and Cublington. The Monument Petal has been fully restored; the westerly Kingsbridge Petal has been largely left to nature; the northern Penton Farm Petal is providing an ideal location for Stewkley Explorer Scouts’ countryside activities. A variety of Stewkley groups regularly utilise the wonderful space for activities, adventures and learning.</p>	The Stewkley policies will have to show that there will be no harmful effects on the TPOs, and Open and Green Spaces

Landscape	Stewkley Fact Pack AVDC and Aylesbury Vale Landscape Character Assessment	<p>Landscape character</p> <p>Eroded edge of a clay plateau with a shallow ridge running between Mursley and Stewkley. An incised network of valleys has produced a series of rolling ridges with streams between that drain both towards the Ouzel valley to the east and the River Thame to the west.</p> <p>Settlements are located on the drier ridge tops. Straight roads cut across the rolling landform. There are numerous ponds springs and streams dispersed over the area. Wet valley bottoms, often with self set willow copses are a common feature. The field pattern is a dominant characteristic of this mixed farming landscape bounded by a mixture of clipped and overgrown hedges with groups of mature hedgerow trees</p> <p>Topography</p> <p>The Mursley to Stewkley watershed runs at a level of approximately 150m AOD. Drayton Parslow sits lower at a level of 130m AOD and Soulbury at 120m AOD. The clay plateau landscape has been eroded by the numerous streams often into a distinctive rolling landform of steep 'switchback' ridges such as those experienced when travelling between Stewkley and Mursley and around Soulbury.</p>	The Stewkley policies will have to show they have responded to the local landscape character.
Designated Site of Special Scientific Interest – Warren Farm	Natural England	<p>This site was first described in the early nineteenth century. It is the most northern exposure of the Jurassic Portlandian basin, and is important for palaeographic reconstruction. It is described by Natural England as "vital to our understanding of the late Jurassic environments, stratigraphy and palaeogeography.</p> <p>There is no public access to the site, but it can be viewed from a footpath through Warren Farm.</p>	The Stewkley policies will not have an impact on the site.
Flooding			
Fluvial Flooding	Stewkley Fact Pack AVDC	<p>There are small areas of modelled fluvial flood risk (i.e. Flood Zones 2 and 3) associated with the head of the Hardwick Brook to the west and south-west of Stewkley.</p> <p>There are various small watercourses in the Neighbourhood Plan area designation, although none of these are classified as main rivers. This includes the head of Hardwick Brook to the west of Stewkley and the head of the Claydon Brook in the far north-west of the plan area. Both of these watercourses are currently at good overall status/potential under the Water Framework Directive (WFD).</p>	<p>Stewkley policies must avoid land in Flood Zones 2 and 3</p> <p>An assessment of the potential impacts of the neighbourhood plan on these watercourses under WFD should be included within the SEA appraisal.</p>
Surface Water Flooding	Stewkley Fact Pack AVDC	Areas where high rainfall events are likely to exceed the drainage	New development in areas particularly susceptible to surface water flooding will need to effectively demonstrate they can mitigate the risk of flooding without having adverse effects on surrounding areas.

Permitted Sites			
		<p>There is one industrial installation with an Environmental Permit within the Neighbourhood Plan area and two just outside the plan area. VFuels hold an Environmental Permit at The Ploughing Barns on Soulbury Road. The two permitted sites outside the plan area are: Faccenda Foods Limited at Wing & Stewkley Poultry Farms, Stewkley Road, Wing and Simon Egg Farms at Richmond Hill, Stewkley Lane, Mursley</p> <p>There are two Environmental Permits for waste operations within the plan area - Twomey Waste Management on Dunton Road and at the Bletchley Road Transfer Station.</p>	<p>New development within 250 metres (m) of an existing waste facility, or within 400m of an existing intensive poultry farm, could result in the community at the proposed development being exposed to odour, noise, dust and pest impacts.</p>

Map 1 - Stewkley Environmental Constraints Map



Map 2 - Stewkley Historical Constraints Map

