

## Changes to the NP Document since the last meeting - Janette Eustace, 16.1.19

- Photos updated
- Typos corrected
- Hyperlinks included instead of appendices
- Housing stats from 2011 Census updated

Gill rightly commented that it was important to take on board consultation comments before re-issuing an updated draft of the plan. The table below shows the changes I made to policies in current draft (recommended by AVDC) where the change did not **appear** to change the intended outcome of the policy (these can be undone if not agreed by the group)

Ref	Replaced	With
Policy CH1 – page 22	Sustainable Homes – Built to the Stewkey Code for Sustainable Homes attached at <b>Appendix ?</b>	Sustainable Homes – development should meet the technical requirements of the <a href="#">Code for Sustainable Homes Level 5</a> .
Policy CH2 – Page 24	<p>Stewkey's Designated and Non-Designated Heritage Assets (as set out in Appendix ?) are vital to the character and appearance of the village, its community and culture. It is therefore essential that these assets are protected.</p> <p>All development proposals which affect Designated or Non-Designated Heritage Assets must be accompanied by a proportionate Heritage Impact Assessment, which considers the significance of the asset and the impact of the proposed development.</p> <p>Under the policy terms of the National Planning Policy Framework (NPPF), any residential, commercial and non-residential development proposal which results in the loss of significance of a heritage asset, for example the Stewkey Conservation Area, must have that harm weighed in planning balance against any community benefits of the proposal in reaching a decision, If there is no apparent community benefit, then the proposal should be refused.</p>	<p>Paragraphed retained but moved to pre-amble</p> <p>All development proposals which affect Designated or Non-Designated Heritage Assets must be accompanied by a proportionate Heritage Impact Assessment, which considers the significance of the asset and the impact of the proposed development.</p> <p>Paragraph retained but moved to supporting statement</p>
Policy H1 Page 26	<p>Proposals for development on land outside the Settlement Boundary will not be supported unless: It is a rural exception scheme, necessary for the purpose of:</p> <ul style="list-style-type: none"> <li>o Agriculture or forestry,</li> <li>o Diversification of agricultural and other land use based rural businesses,</li> <li>o Recreation or tourism that benefits the local rural economy without harming countryside interest or existing agriculture.</li> </ul>	<p>Proposals for development on land outside the Settlement Boundary will not be supported unless:</p> <ul style="list-style-type: none"> <li>• It meets the NPPF for Rural Housing Paragraph 79/55. (It is a rural exception scheme, necessary for the purpose of <ul style="list-style-type: none"> <li>o Agriculture or forestry;</li> <li>o Diversification of agricultural and other land use based rural businesses;</li> <li>o Recreation or tourism that benefits the local rural economy without harming countryside interest or existing agriculture).</li> </ul> </li> </ul>
Policy H2 Page 28*	The following sites have been proposed as housing allocations. The chosen location of these sites, other than NP06 (approved by AVDC contrary to objections from Stewkey Parish Council and residents), sets out to provide for an <b>'even'</b> distribution of housing throughout the village.	The following sites have been proposed as housing allocations. The chosen location of these sites, other than NP06 (approved by AVDC contrary to objections from Stewkey Parish Council and residents), sets out to provide for a <b>'dispersed'</b> distribution of housing throughout the village.
NP12 Page 32	<p>Considering the size, location and surrounding properties the site is suitable for</p> <ul style="list-style-type: none"> <li>• Two dwellings</li> <li>• 2/3-bed cottages – this is an infill site which will provide the opportunity for <b>affordable homes</b></li> </ul>	<p>Considering the size, location and surrounding properties the site is suitable for</p> <ul style="list-style-type: none"> <li>• Two dwellings</li> <li>• 2/3-bed cottages – this is an infill site which will provide the opportunity for <b>low cost market housing</b></li> </ul>

Policy NE1 Page 40	Maintain the integrity of key open spaces within the village as they are fundamental to its identity and character.  New development proposals will not be permitted or supported within the key open spaces listed unless they will enhance the open space and conserve or improve the cultural and community contributions to the village.	Paragraph moved to pre-amble  Proposals within key open spaces listed above and shown on the key open spaces map on Page 16 will not be supported. Proposals adjacent to these key open spaces must demonstrate how their proposal has been integrated into the open space and has included measures for enhancement of the open space.
Policy NE2 Page 42	Priority will be given to protecting the countryside and Public Rights of Way linking the village and countryside from inappropriate development.  Any proposal will only be permitted, provided it does not negatively impact on the distinctive views of the surrounding countryside from public vantage points. Those Important distinctive views have been defined on the Important Views and Footpaths Map.	Proposals to provide and improve access to existing public open space through a well maintained network of footpaths, cycle paths and bridle ways; and the improvement and enhancement of public rights of way will be supported. Any proposals will only be permitted, provided it does not negatively impact on the distinctive views of the surrounding countryside from public vantage points. Those Important distinctive views have been defined on the Important Views and Footpaths Map.

This table gathers together the other outstanding issues identified and AVDC comments, with some suggested actions

Ref	Issue	Proposed action
Policy H2 Page 28	The following sites have been proposed as housing allocations.  The chosen location of these sites, other than NP06 (approved by AVDC contrary to objections from Stewkley Parish Council and residents), sets out to provide for an 'even' distribution of housing throughout the village.	<b>Reword Policy to say:</b> The Neighbourhood Plan allocates land for housing development in the plan period from datexx to datexx on the following sites: The chosen locations of these sites sets out to provide for a dispersed distribution of housing throughout the village in keeping with its linear nature (with the exception of Site NP06 which had already been approved by AVDC)
NP04 Page 30	Bowls Farm - Other site specific requirements missing	Update
NP05 Page 30	Cricketers – comments out of date	Update
NP06 Page 30	Soulbury Road – comments out of date	Update
NP08 Page 31	Needs house size/mix	Andrew?
NP01-12 Pages 29-32	AVDC Commented LIVA – need to check with landscape to see if an LIVA is required on all developments, including those below a certain threshold, it is not something that we have required through the AVDLP or VALP and it's not something required by the NPPF, we also can't see it on the local validation list for planning applications – I suggest if you are in consultation with other departments about sites then you ask what requirements you could put in to help strengthen the policies, perhaps this is one, but I am not sure.	
NP01-12 Pages 29-32	ADVC comments about site allocations.  There is no reason the plan cannot allocate these sites, but that's not to say that they are deliveable or achievable, strongly recommend discussing these sites directly with other departments before going forward to pre-submisison stageSite NP01 + NP03 are very remote – need landscape and DM's views really but it isn't the sort of site we would usually like to see come forward. It would need to be quite built up already but it appears greenfield, open field. NP04 – HELAA unsuitable, no planning apps since so still unsuitable no reason to change. NP07 and 08 –conservation area probably the main issue and to integrate into settlement pattern would think frontage at 3 Wing Road only less than 5. The HELAA basically says this it was unsuitable (STW001 in HELAA) because 5 is the minimum the HELAA can look at so 1,2,3 or 4 might have been ok . Need DM and heritage views. NP07 and 08 look more isolated though than the 3 Wing Road site in the HELAA and also need landscape's opinion. Doubtful we would see these are good sites. NP09 looks out of keeping with settlement	

	<p>pattern and might have adverse wider landscape/visual impact and might be adverse impact on the conservation area to the north. Need DM, landscape, heritage views but it looks doubtful from plan. NP10 might be ok but big site in/adjacent conservation area. Some kind of conversion job might be what we would like to see. Not building further towards the countryside though. NP11 unlikely to be suitable because of settlement pattern, openness rear of Dunton Road and impact on conservation area. NP12 – was in the HELAA and the problems were access and also impact on listed buildings and conservation area, character of Stewkley. Even if access can be overcome the other issues still remain so difficult. But is only 2 so not out of the question. Have to convince heritage and DM. NP13 – very remote and impact on traffic and landscape/visual will be important. A conversion for 4 homes - it might be possible but need consultees to look at it – BCC highways, our landscape team and DM..</p>							
<p>Policy H3 Page 33 Minor change proposed. Stephanie proposed that we change our policy to Wing's –</p>	<p><b>Stewkley Policy</b> 25% of the new homes built shall be designed to be appropriate for occupation by elderly persons and/or first-time buyers or those on lower incomes. Those for the elderly should include a proportion of single storey homes. <b>Developers will be encouraged to deliver mainly 2 bed properties to meet this need, designed to meet the Building Regulations equivalent of 'Lifetime Homes' standards.</b></p> <p>Permitted development rights will be removed for these properties to encourage the protection of these types of homes in the Parish <i>Wing Policy</i> <i>A proportion of all new dwellings to be built shall be designed to be appropriate for occupation by elderly persons and/or first time buyers or those on a lower income. These units should meet 'Lifetime Homes' Standards or subsequent appropriate standards and generally be either 1 or 2 bed properties. Permitted development rights will be removed to retain these unit sizes</i></p>	<p><b>Proposed Stewkley Policy</b> 25% of the new homes <b>to be</b> built shall be designed to be appropriate for occupation by elderly persons and/or first-time buyers or those on lower incomes. Those for the elderly should include a proportion of single storey homes.</p> <p><b>These units should meet 'Lifetime Homes' Standards, or subsequent appropriate standards and generally be 1 or 2 bed properties.</b></p> <p>Permitted development rights will be removed for these properties to encourage the protection of these types of homes in the Parish</p>						
<p>Policy H4 Page 34</p>	<p>Due to local demand for housing, any residential development in the Stewkley Parish will be obliged to offer those new properties for sale to parish residents or direct members of their families, for a period of three months, prior to general market sale. The developer may not offer for sale at a lower price than offered to parish residents. If the price is reduced, it must first be offered at the new price to parish residents or direct members of their families.</p>	<p><b>AVDC Comments</b> We foresee a number of concerns with applying this policy as well as being able to justify this at the plans examination stage. The NPPF does not have restrictions such as this on who can apply to buy housing. Wing had concerns on the issue of eligibility for affordable housing but used a 5% approach of affordable housing for parish residents in need of affordable housing.</p> <p>Do you have any examples of where you got this from and evidence that it has been successful, an examiner may allow it to pass if you could evidence it but that's not to say it could actually be implemented or enforced.</p>						
<p>Policy ITP1 Page 35</p>	<p>Buckinghamshire County Council and AVDC set Parking Standards for all new housing developments. This Policy should be read as an additional requirement;</p> <ol style="list-style-type: none"> <li>Any proposal for new business or commerce or any proposal incorporating a new dwelling or dwellings must provide car parking provision off road within the proposed development boundary. Parking provision will be sufficient for all regular</li> </ol>	<p><b>AVDC Comment</b> <b>Greg say's remove the county's design considerations as they will detail that themselves. We will adopt county standards, this means see table:</b></p> <p>(Optimum) County Standards we are adopting for the interim period until we review VALP</p> <table border="1"> <thead> <tr> <th><b>Bedrooms</b></th> <th><b>Spaces</b></th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>2</td> </tr> <tr> <td>2 bedrooms</td> <td>2</td> </tr> </tbody> </table>	<b>Bedrooms</b>	<b>Spaces</b>	1 bedroom	2	2 bedrooms	2
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	occupants/residents to park off-road away from site entrances and road junctions 2. 2. To prevent obstruction of the main thoroughfare, any new housing development is to provide 0.5 car additional parking spaces per new home, off road within the development boundary for visitor parking.	3 bedrooms 3 4 bedrooms 3 5+ bedrooms 4  Proposals for provision above or below this standard must be supported by evidence detailing the local circumstances that justify the deviation. This evidence must be included in (and/or consistent with) the developer's Travel Plan and Transport Assessment.
Policy E1 – Page 43	Recognising the current and potential future demand for pre-school places, the Neighbourhood Plan will support proposals to provide a new Nursery School located within the parish. If necessary, fulfilling this need might form a specific instance of permissible breach of Policy H1 on the Main Settlement Boundary	AVDC Comments Not entirely keen on doing this outside the SB, if you have a particular site in mind you can draw the SB around the site and then allocate it for the development.  However that's not to say it can't be done outside the SB, we just haven't seen any other examples of it being done. It would be best to add in some criteria to guide the form of school i.e. its locational requirements, access, residential amenity, design.
Employment Goals Page 44	Increase the number of businesses premises in Stewkley by ?%	Need to delete or agree a %
NP12 – Page 32	AVDC Commented: First use of the term affordable homes – where are the other affordable homes?	Shouldn't we have something about affordable homes in the plan?
Monitoring & Review	New text added and table added	Text to be checked. Performance indicators and measures to be determined by the PC
Whole Plan	All advice and guidance should be referenced	
All CAPs	Need better numbering	
Date	We need to include the to and from date on the front page when we are sure what it is	
Neil's Paper	Sustainable Energy Policy	Need to decide where it fits in the plan

Appendices needed:

- Appendix 1 AVDC Saved Policies relevant to this plan (I have a copy in the SEA)
- Appendix 2 List of heritage and non-heritage properties (this could be a hyperlink to the PC website where it is published)
- Appendix 3 Elderly and Wheelchair Red Route (is this too detailed to include as a picture in the body of the plan?)
- Appendix 4 Environmental Designations (Public RoW etc.)

All hyperlinks in the plan will need to be checked and updated when updated documents are posted on the website

They will also need to be listed in the plan so that people reading a hard copy of the plan can see the web address of the link

Description	Hyperlink
Aylesbury Vale District Council	<a href="http://www.aylesburyvaledc.gov.uk">www.aylesburyvaledc.gov.uk</a>
Parish Council Website	<a href="http://www.stewkley.org.uk">www.stewkley.org.uk</a>
SEA Report	<a href="https://stewkley.org.uk/wp-content/uploads/2018/11/Stewkley-Parish-SEA-v-1.1.pdf">https://stewkley.org.uk/wp-content/uploads/2018/11/Stewkley-Parish-SEA-v-1.1.pdf</a>
Stewkley Questionnaire	<a href="https://stewkley.org.uk/wp-content/uploads/2016/12/Neighbourhood-Plan-Questionnaire.pdf">https://stewkley.org.uk/wp-content/uploads/2016/12/Neighbourhood-Plan-Questionnaire.pdf</a>
Stewkley	<a href="https://stewkley.org.uk/wp-content/uploads/2016/12/Stewkley-NP-Questionnaire-Output-14th-March-v2-">https://stewkley.org.uk/wp-content/uploads/2016/12/Stewkley-NP-Questionnaire-Output-14th-March-v2-</a>

Questionnaire Results	<a href="#">as-presented-14-March-2016.pdf</a>
Conservation Area Document and map	<a href="https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Updated-Stewkley-Document-2009.pdf">https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Updated-Stewkley-Document-2009.pdf</a> <a href="https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Stewkley-CA-web.pdf">https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Stewkley-CA-web.pdf</a>
Conservation & Heritage Report	To be updated
Planning, Landscaping, Housing and Environment Report	To be uploaded to website
Roads and Infrastructure	To be updated
Amenities, Sports and Recreation	To be updated
Key Open and Green Spaces	To be updated
Education	To be updated
Employment	To be updated
Code for Sustainable Homes	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5976/code_for_sustainable_homes_techguide.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5976/code_for_sustainable_homes_techguide.pdf</a>
English Rural Housing Association	<a href="https://englishrural.org.uk/">https://englishrural.org.uk/</a>
Hastoe Housing Association	<a href="http://www.hastoe.com/custom/1/homepage/default.aspx">http://www.hastoe.com/custom/1/homepage/default.aspx</a>
The Buckinghamshire Housing Association	<a href="http://www.buckshousing.co.uk/">http://www.buckshousing.co.uk/</a>
The Guinness Trust	<a href="http://www.guinnesspartnership.com/">http://www.guinnesspartnership.com/</a>
Vale of Aylesbury Housing Trust	<a href="https://www.vaht.co.uk/">https://www.vaht.co.uk/</a>