

Questions from Andrew Freeman received 3 June 2021 and SPC responses.

Query	Response
<p>Please comment on the representations of Village Foundations.</p> <p><i>Village foundations – Developer/landowner expresses concerns about the text which indicates the aim to limit sales of new dwellings to local residents only and would like this requirement removed or if not limited to the first 3 months after the development is built.</i></p>	<p>The parish council has precedent with a recent development of 14 houses (Cricketers Close; completed 2019) where the developers (Abbey Mills) agreed to give Stewkley residents or people with Stewkley association priority purchase opportunity prior to publicising the development.</p> <p>Village Foundations are already in communication with the parish council concerning their development (STK3 Wing Road East) for which a public consultation has been held by Village Foundations and was advertised by the parish council (poster attached). They stated publicly their willingness to comply with the draft policies of the Neighbourhood Plan and as the relationship between the council and Village Foundations is positive and constructive, the parish council is confident that it will reach a mutually acceptable agreement on this point.</p>
<p>SEA/Habitats Regulations Assessment: Please provide a link to or copy of the consultation response from Natural England.</p>	<p>Please find attached the communication received on 5 July 2019 from Eleanor Sweet-Escott on behalf of Natural England.</p> <p>This was in response to the Regulation 14 consultation.</p>
<p>Policy STK2 – “schemes of 5 or fewer dwellings only may have 4 bedrooms”: Is it the intention to preclude any larger dwellings (for example, with 5 bedrooms)?</p>	<p>We confirm that the intention is to preclude larger dwellings (5+ bedrooms) in future developments of 5 or fewer homes.</p> <p>The parish has a significant number of 5+ homes. The research conducted by the NP Steering Group indicated a more critical need for smaller 2 / 3 bed houses.</p> <p>During our negotiations with Abbey Mills on the Cricketers Close development we reached agreement to have 2, 3 and 4 bedroom homes only. They had originally planned for some 5-bed homes.</p> <p>This year, at a reserved matters Devcon meeting in January for a development on the Soulbury Road, a request was made by the Devcon that some consideration be given to the draft policies of the Stewkley Neighbourhood Plan as it had completed its Regulation 16 consultation and Dandara, the developers agreed to remove their proposed 5-bed builds from their plan.</p> <p>It is noted that the Neighbourhood Plan will be revised on a 5 year cycle and the ratio of 2, 3, 4 and 5+ bedroom houses can be kept under review.</p>
<p>Policy STK9 (Local Green Spaces): Can you provide or point to a</p>	<p>The information requested is provided in the working group report for Key Open and Green Spaces 17 March 2020 and</p>

<p>systematic assessment of <i>all</i> the proposed Local Green Spaces against the three criteria set out in Paragraph 100 of the NPPF (including all Heritage Spaces and Chapel Square)?</p>	<p>attached here for your convenience.</p> <p>The URL for the working group reports for the Neighbourhood Plan is:</p> <p>https://stewkley.org.uk/neighbourhood-plan/#working-groups</p>
<p>Have all owners of the proposed Local Green Spaces been notified with regard to the proposed designation? Which owners, if any, have not been notified? Have any owners objected to the proposed designation? Please provide details.</p>	<p>Section 10 of the Key Open and Green Spaces report identifies the landowners.</p> <p>Aylesbury Vale and Bucks Council were both statutory consultees for the Regulation 14 consultation, and no objections were received from either council regarding the relevant designations.</p> <p>Hightown Housing Association was notified and did not object.</p> <p>St. Michael’s church was a statutory consultee for the Regulation 14 consultation. The documents and request for comment was sent to the then vicar. No objection was received however we have no written record that the diocese of Oxford were notified by the vicar at that point, the Reverend Philip Derbyshire.</p> <p>Private local landowners for the following heritage spaces</p> <ul style="list-style-type: none"> ➤ Littlecote Medieval village, ➤ Moated Earthworks, ➤ Warren Farm Quarry, ➤ Drover’s Way and ➤ Dunton Road Brickfields and Kilns <p>have not been formally notified.</p> <p>The NP steering group and parish council are undertaking this notification now. It is noted that several of these sites are protected as heritage sites in their own right and referred to in the Stewkley Conservation Area document.</p>