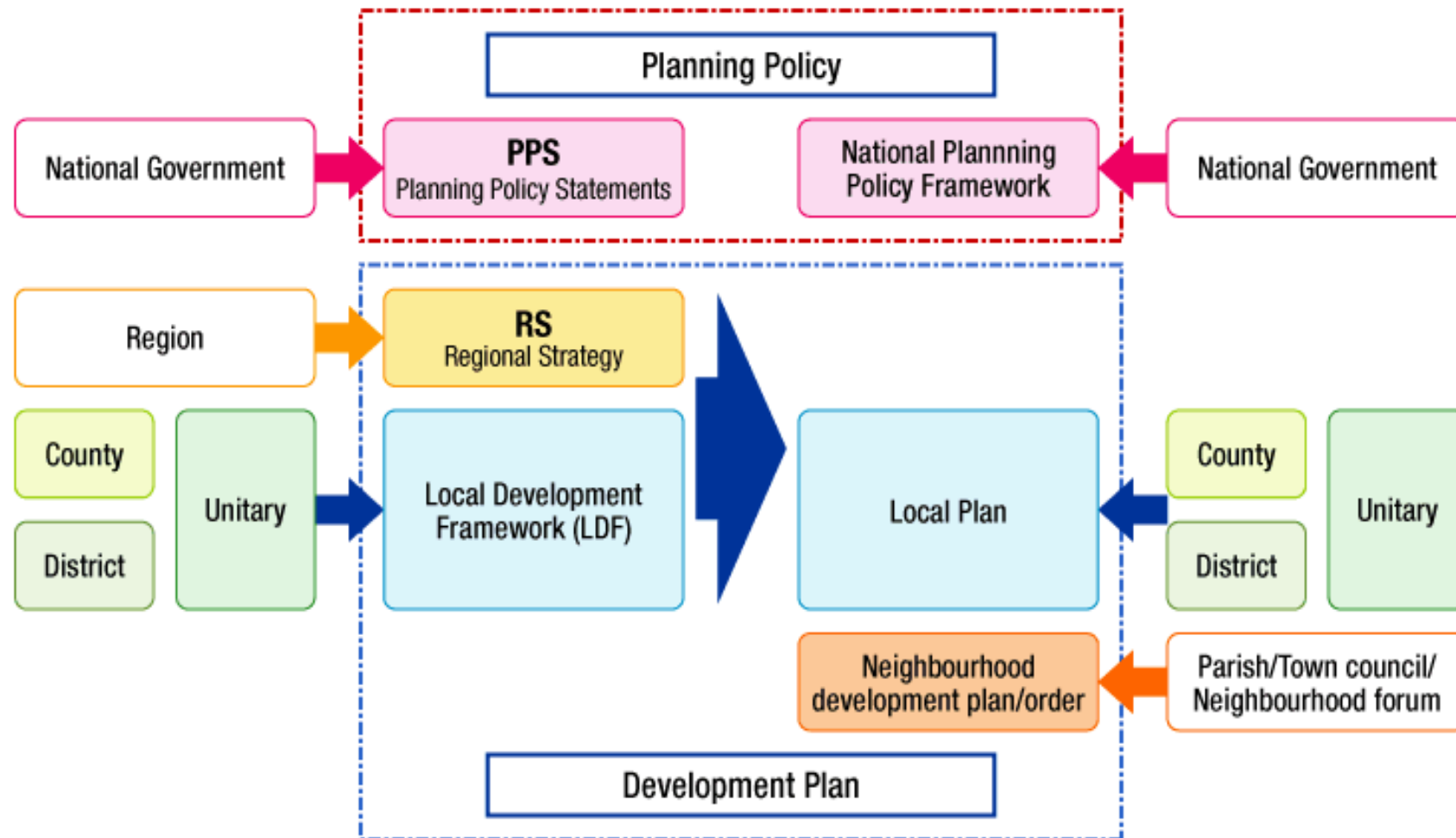


▶ Local Governments and Spatial Planning System



Why do we need a Neighbourhood Plan?

A Neighbourhood Plan is a community-led initiative giving **local communities power to prepare a planning document that will be part of the statutory development plan for the district.**

It can therefore be used in the determination of planning applications for a local area.

What are the benefits for preparing a Neighbourhood Plan ?

Communities can -

- play a much stronger role in shaping the areas in which they live
- choose where they want new homes, shops and offices to be built
- influence what infrastructure should be provided
- also address issues related to land use and development through the Neighbourhood Plan.

Policy

Strategic Policy

- Includes targets for the number of houses across a Region and for individual areas within that region
- It is included in Local Development Plans, Stoke Hammond is currently subject to the Aylesbury Vale Local Plan covering the period to 2033. We will have met our current targets when Fenny Road, Brook Farm phase 3 and The Mellows are completed.
- Bucks have started preparation for a new Bucks Local Plan for the period to 2040. In early days but in due course **Stoke Hammond will inevitably be asked to deliver a number of additional houses**

The Neighbourhood Plan is your chance to influence where these go.

Non-Strategic Policy

- Is included within Local Plans but can be amended by Neighbourhood plans with the agreement of the Local Plan authority.
- Non strategic Policy cover a range of issues such a
 - Housing mix – size, affordability etc
 - Housing Design – Characteristics important to a local area
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure
 - Planning measures to address climate change mitigation and adaptation

SCOPING QUESTIONNAIRE CONCLUSIONS 1 - PLANNING

Planning Matters 1 - Most Significant Very Important

- **On development**
 - 40% were in favour of no further development
 - 55% suggesting it should be within the village boundaries
 - 5% recommended building on the edge
- **Managing traffic impacts**
 - Access to new developments
 - Parking within the new estates
- **Protecting sensitive landscapes**
- **Enhancing community facilities**

Planning Matters 2 - Significant Important

- Protecting the Villages key Green spaces
- Protecting Bio diversity
- Preserving heritage
- Protecting agriculture
- Existing buildings maintaining their current feel
- 96% of people stated the network of footpaths were important to them
 - Over 50% of the respondents felt there was a need for additional footpaths

Planning Matters 3 - Housing Needs

- **Housing Type - Residents View**

- 66% favoured special housing for the elderly and first time buyers
- 66% favoured a predominance of 2/3 bedroom houses

Housing Needs Assessment - View from an Independent Contractor

- **Tenure and Affordability**

- Average earnings in Stoke hammond and Newton Leys are now generally insufficient for home ownership
- Substantial group of households who can afford to rent but not buy in Stoke Hammond Village
- A range of affordable home ownership products and affordable rented housing are needed
- Recommends a 65% rented to 35% ownership tenure split for new affordable housing

Housing Needs Assessment - View from an Independent Contractor (Continued)

- **Type and Size**

- Need for different size and types of homes based on
 - Demographic change
 - Characteristics of nearby housing stock
 - Ageing Population
 - Affordability for young people
- Current Stock
 - Predominance of detached housing
 - Proportions of other housing are lower than district and national levels particularly flats.
 - Shortage of specialist housing for older people

Housing Needs Assessment - View from an Independent Contractor (Continued)

- **Conclusions**

- A dichotomy exists between the need for more modest affordable housing and the desire not to increase the number of flats
- There should be a move towards 2 and 3 bedroom houses
- the main unmet need for specialist housing for older people is leasehold sheltered housing.
- planners need to be innovative to create opportunities for young people wishing to remain in the village.

Non-Strategic Policy Areas – Stoke Hammond NP Recommendations

- **POLICY SH1: SETTLEMENT BOUNDARIES**
- **POLICY SH2: DESIGN CODE**
- **POLICY SH3: LOCAL HERITAGE ASSETS**
- **POLICY SH4: GREEN INFRASTRUCTURE**
- **POLICY SH5: SUSTAINABLE TRAVEL**
- **POLICY SH5: SUSTAINABLE TRAVEL**
- **POLICY SH6: HOUSING MIX**
- **POLICY SH7: PASSIVHAUS** (buildings created to rigorous energy efficient design standards)
- **POLICY SH8: TRAFFIC MANAGEMENT**
- **POLICY SH9: SITE ALLOCATIONS**

SCOPING QUESTIONNAIRE CONCLUSIONS 2 - FACILITIES

Overall the view was that current facilities did not meet the needs of the local community.

What is missing?

- 98% wanted the pub reopened. (Job done!!)
- 66% wanted a meeting place/café for seniors.
- 66% wanted a meeting place for youths and improved sporting facilities
- Over 50% wanted a junior school and a chemist.

SCOPING QUESTIONNAIRE CONCLUSIONS 3 - BRAGENHAM SIDE FIELD

How should the Bragenham Side field next to the Community Centre be used ?

There was a 3 way split in response to this question:-

- Maintain as natural green space enabling walking (with and without dogs), picnics, nature activities possibly with an Orchard.
- A multi service building/Community Centre/Village hall that would be big enough to offer daytime use and a broader range of sports facilities.
- Utilise the field to expand outside sports activities such as Tennis and youth football.

What is the S106 Project

It's a separate but related activity to the Neighbourhood Plan.

An important part of the solution to improving facilities.

- Over the years developers have deposited money with the Unitary Council. This money is held on behalf of the local community for use on sports and leisure projects.
- **Currently** there is approximately **£175,000 pounds available.**
- On completion of the Fenny Road, Brook Farm Phase 3 and the Mellows developments this **could raise to as much as £575,000 pounds.**
- The **Newton Leys** development has a separate fund associated with it for **£1.2 million pounds.**

There is a **time limit on these funds** so determining what to do with them and **developing a plan is critical.**

We have spoken to the main clubs in the Parish but we **need to know your views and need your help if you'd like to get involved.**

What next?

- Firstly ask any questions you may have on what you've read.
- Next Go into the small room and we would like
 - Your views on the sites being made available and your prioritisation of them
 - Your comments on the policy areas in which you are interested.
 - Your comments on the S106 money and what facilities you want it spent on
 - Contact names and emails if you want to get involved in the S106 project.
- Please ask if you have any further questions, we'll do our best to help.

Thanks for your interest and help in moving both projects forward