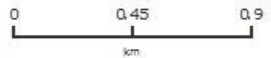


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Plan A: Designated Neighbourhood Area

VISION

To design of new buildings will reflect the rural character of the village.

OBJECTIVES

To create energy efficient homes and mitigate climate change.

Ensure high quality design & construction in both residential & commercial development.

To preserve & enhance the character of the Stoke Hammond Conservation Area

To protect & enhance the biodiversity of our area, our local wildlife & its habitat & our trees.

To enhance & protect existing Green Infrastructure Assets for the benefit of the community.

Encourage walking & cycling in the neighbourhood plan area & to better manage the harmful effects of traffic & parking.

To provide homes of the size and tenure suited to the need of the Parish population.

Encourage ecologically sound development that minimises the environmental footprint of development proposals.

POLICY SH1: SETTLEMENT BOUNDARIES

The Neighbourhood Plan defines a Stoke Hammond Village Settlement Boundary, as shown on the Policies Map.

Proposals for infill development within a Settlement Boundary will be supported in principle. Development proposals will not be supported outside a Settlement Boundary unless the use is essential to or suited to a countryside location.

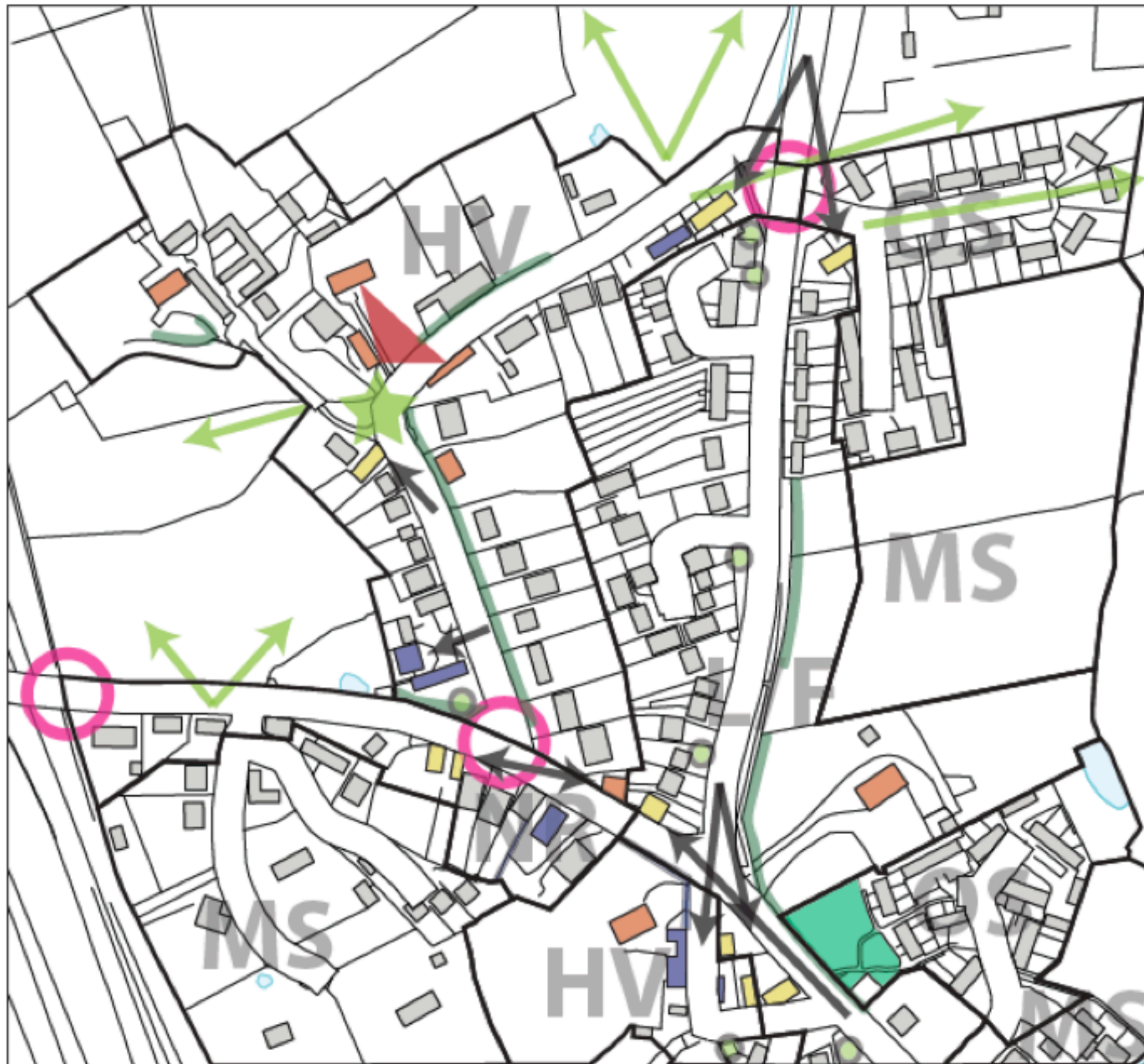
ANY COMMENTS ON THIS POLICY
PLEASE PUT ON "POST ITS" ON THE
TABLE BELOW

POLICY SH2: DESIGN CODE

Development proposals will be supported provided they have full regard to the Stoke Hammond Design Code, as relevant to their location, scale and nature.

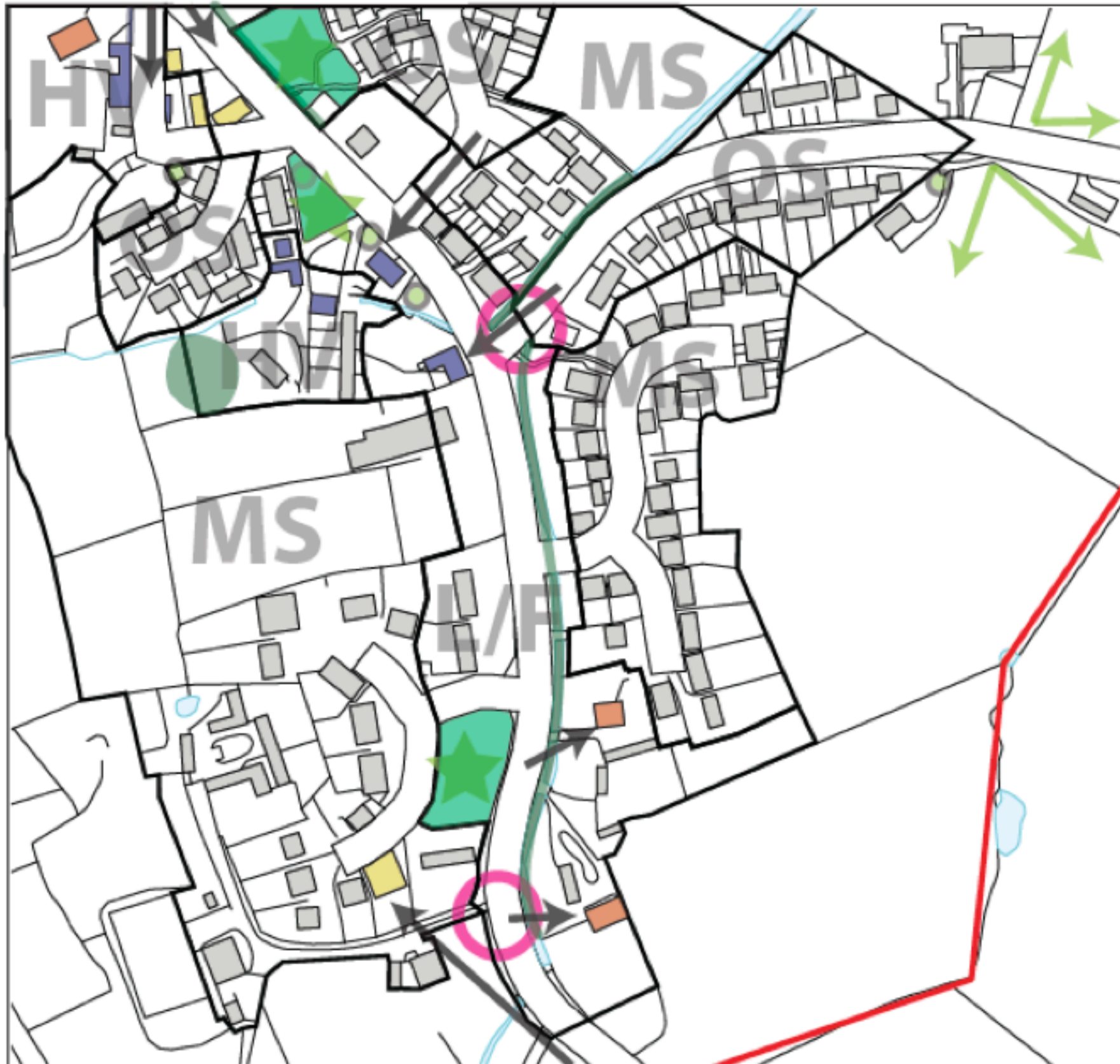
**ANY COMMENTS ON THIS POLICY
PLEASE PUT ON "POST ITS" ON THE
TABLE BELOW**

Stoke Hammond Character Area Type Map - Inset 1



-  Character Area Type
- HV** Historic Villages
- MS** Modern Suburban
- OS** Older Suburban
- L/F** Leighton/Fenny Road
- NR** Newton Road
-  Entry/Exit Points
-  Listed Buildings
-  Local Heritage Assets
-  Local Green Spaces
-  Trees
-  Prominent Buildings
-  Key Views
-  Key Views
-  Church Space
-  Green Spaces With A Sense of Enclosure
-  Areas of Significantly Mature Trees

Stoke Hammond Character Area Type Map - Inset 2



-  Parish Boundary
-  Character Area Type
- HV** Historic Villages
- MS** Modern Suburban
- OS** Older Suburban
- L/F** Leighton/Fenny Road
- NR** Newton Road
-  Entry/Exit Points
-  Listed Buildings
-  Local Heritage Assets
-  Local Green Spaces
-  Trees
-  Prominent buildings
-  Key views
-  Key Views
-  Green Spaces With A Sense of Enclosure
-  Areas of Significantly Mature Trees



B.M. 251-4

Spoilbank Cottages
320

Grove Farm

St. Luke's Church

B.M. 318-5

School

Rectory

Stoke Hammond

Tyrell's Manor

F.B.

B.M. 305-4

The Lodge

Bell (P.H.)

Meth. Chap.

254

Dolphin (P.H.)

Weir

B.M. 245

Mount Pleasant

Bridge Farm

Moat Farm

B.M. 258-4



O

N D

ON CANAL

81

M. 320.0

Grove Farm

St. Mary's Church

School

251

Lock No 23
Pump House

M.S. THE THAMES 52

Swing Bridge

Signal Posts

M.P. LONDON 44

B.M. 306.7

271

Tyrells Manor

Stoke Hammond

The Lodge

Signal Post

278.5

300

LONDON

St. John's Chapel

The Dolphin H.

255

Mount Pleasant

Moat Farm

B.M. 259

265

271

BRAUNSTON 42 M.S.

STOKE HAMMOND

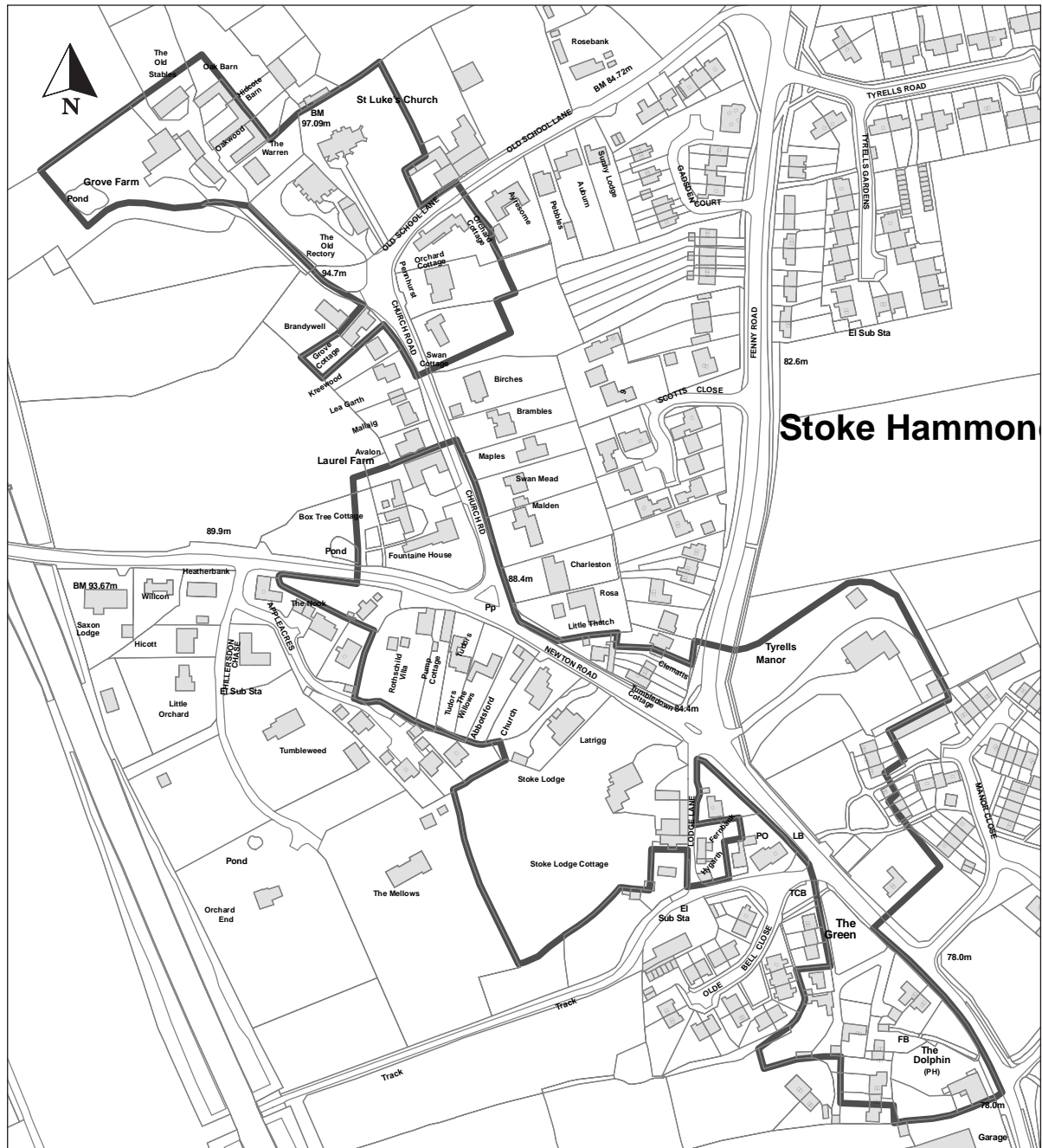
POLICY SH3: LOCAL HERITAGE ASSETS

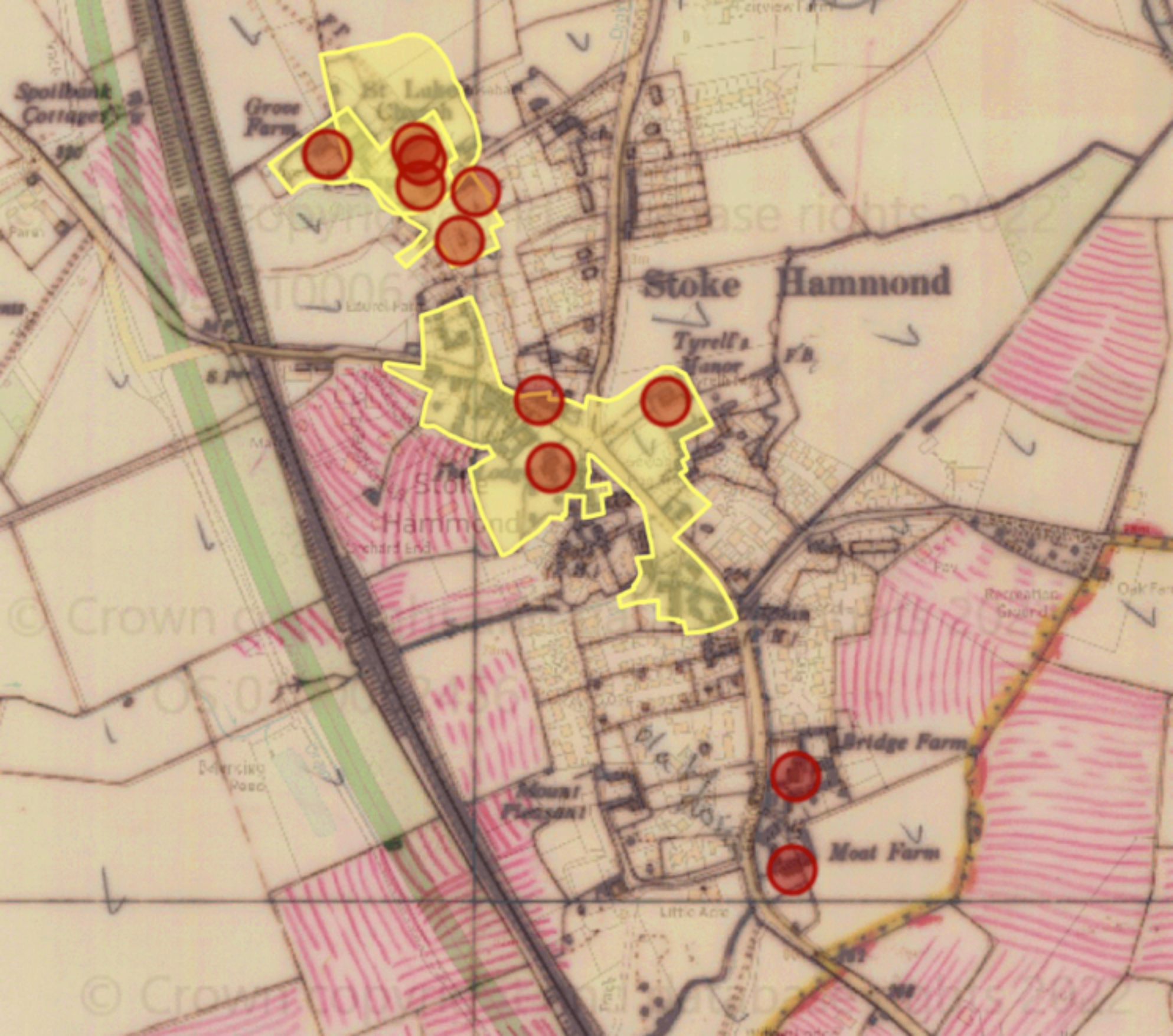
The Neighbourhood Plan identifies Local Heritage Assets, as listed in Appendix B, by way of their local architectural and historic value. Development proposals that may effect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified.

**ANY COMMENTS ON THIS
POLICY PLEASE PUT ON "POST ITS"
ON THE TABLE BELOW**

STOKE HAMMOND CONSERVATION AREA

Designated 16th October 1991





Spoilbank Cottages

Gross Farm



Stoke Hammond

Tyrell's Manor

Stoke Hammond

Bridge Farm

Moot Farm

Little Acre

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Local Sites of Historic Interest

- The former village school building, Old School Lane
- Fountaine House, Church Road Former Methodist church, Newton Road
- Brick boundary wall between former church and Latrigg (former boundary wall to Stoke Lodge), Newton Road
- Front buttressed, brick boundary wall to Stoke Lodge, Newton Road
- Former stable block to Stoke Lodge, Lodge Lane
- Fernbank, Lodge Lane (group value with former stables opposite)
- 18 The Green (former village store), Leighton Road
- 20 The Green, Leighton Road
- 26 The Green, Leighton Road
- 36-38 Leighton Road
- The Dolphin, Leighton Road
- Mount Pleasant Farm house, Hunters Lodge

Listed Buildings in Stoke Hammond, Aylesbury Vale, Buckinghamshire

- II Bridge Farmhouse

- II* Church of St Luke

II Grand Union Canal Bridge to North of Lock 23

- II Grand Union Canal Cottage at Lock 23
- II Grand Union Canal Pumping Station to East of Lock 23
- II Grand Union Canal Talbot's Canal Lock 23 Grand Union

Canal

- II Grove Farm
- II Little Thatch
- II Moat Farmhouse
- II Orchard Cottage
- II Stoke Lodge
- II Swan Cottage
- II The Old Rectory
- II Tomb of Fountaine Family in Churchyard
- II Tyrell's Manor Farmhouse

POLICY SH4: GREEN INFRASTRUCTURE

The Neighbourhood Plan identifies a Green Infrastructure Network as shown on the Green Infrastructure Plan, for the purpose of promoting sustainable movement and ecological connectivity through the village and surrounding countryside and for mitigating climate change. The Network comprises a variety of open spaces, local green spaces, woodlands, trees, ponds, assets of biodiversity value, footpaths, bridleways and cycleways.

Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance its visual characteristics and biodiversity; and to ensure their landscape schemes, layouts, public open space provision and other amenity requirements (such as pedestrian and cycle connections) contribute to improving the connectivity and maintenance of the Network, including delivering a net gain to general biodiversity assets.

Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted. Proposals which enhance/maintain the existing Green Infrastructure Network will be supported. Proposals to create new Green Infrastructure, including pedestrian and cycle routes, will also be supported, provided they are consistent with all other relevant policies of the development plan.

ANY COMMENTS ON THIS
POLICY PLEASE PUT ON "POST
ITS" ON THE TABLE BELOW

POLICY SH5: SUSTAINABLE TRAVEL

There is an effective network of footpaths, cycleways and bridleways in the Parish to support active travel. Development proposals on land that lies within or adjacent to the network should sustain, and where practicable, enhance its functionality by virtue of their layout and means of access and landscape treatment. Proposals that will harm the functioning or connectivity of the network will not be supported

**ANY COMMENTS ON THIS POLICY
PLEASE PUT ON "POST ITS" ON THE
TABLE BELOW**

POLICY SH6: HOUSING MIX

Provision should be made for a high proportion of smaller dwellings, particularly those with 2 and 3 bedrooms, in schemes of residential development where this can be achieved without detriment to the amenities and the character of the surrounding area and neighbouring properties.

**ANY COMMENTS ON THIS POLICY
PLEASE PUT ON "POST ITS" ON THE
TABLE BELOW**

POLICY SH7: PASSIVHAUS

A. All development must be 'zero carbon ready by design' to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.

B. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised best practice methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.

**ANY COMMENTS ON THIS POLICY
PLEASE PUT ON "POST ITS" ON THE
TABLE BELOW**

POLICY SH8: TRAFFIC MANAGEMENT

Development proposals will be supported, provided that, where appropriate to their location, they deliver or make financial contributions towards the mitigation of traffic volumes and speed through the Parish and they accord with other policies of the development plan

**ANY COMMENTS ON THIS POLICY
PLEASE PUT ON "POST ITS" ON THE
TABLE BELOW**

POLICY SH9: SITE ALLOCATIONS

- Call for sites - Creation of Small list
- Consultation with Community - TODAY
- Individual Site Environmental Assessment and Prioritisation by expert group
- Final selection for inclusion in NP

PLEASE COMPLETE THE
PRIORITISATION OF SITES FORM
AND ADD ANY COMMENTS ON
THIS POLICY PLEASE PUT ON
"POST ITS" ON THE TABLE BELOW