

STOKE HAMMOND NEIGHBOURHOOD PLAN

2023 - 2040

Pre-Submission Plan



1 © Cllr David Venn, 2023

PUBLISHED BY

Stoke Hammond Parish Council for Pre-Submission
consultation under the Neighbourhood Planning
(General) Regulations 2012 (as amended).

DECEMBER 2023

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. THE NEIGHBOURHOOD AREA

This section summarises the key facts and features of the designated Neighbourhood Area, that is the Parish of Stoke Hammond including the village and its surrounding countryside.

3. PLANNING POLICY CONTEXT

This section identifies the key national planning policies and those of the local planning authority, Buckinghamshire Council, that relate to this area and have guided the preparation of the plan.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This section sets out a vision of the area in 2040 and the objectives of the plan. It then proposes the land use planning policies to achieve those objectives over the plan period, which are accompanied by some explanatory text. There are Policy Maps at the back of the document which show where area or site-specific policies will apply.

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It also proposes priorities for how the S106 contributions or Community Infrastructure Levy (CIL), if adopted, will be reinvested by the Parish Council in support of the plan objectives. Finally, it proposes how any issues that are outside the scope of land use planning (and therefore this Neighbourhood Plan) may be taken forward by the Parish Council.

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FOREWORD

Stoke Hammond is a beautiful Bucks village that has developed around 5 key farmhouses: Mount Pleasant, Tyrells, Grove, Moat and Bridge, the latter of which was once owned by Queen Victoria. It justifiably deserves its conservation status; it retains a fine community spirit and is a great place to live. The village is surrounded by working farmland and retains its rural charm whilst Milton Keynes is only seven miles away.

Newton Leys is a modern settlement within the far North of the Parish that has been growing during the last 10 years and now has 350 households representing approximately 40% of the parish.

The community is keen to retain the Parish heritage, however, recognises that nothing ever stays the same and there will inevitably be changes in society's needs and development pressures in the future. With a Neighbourhood Plan, our community will have the power to direct development using its own planning policies, working in conjunction with the Aylesbury Vale Local plan and the emerging new Bucks Council Local plan as well as the National Planning Policy Framework.

Stoke Hammond's Neighbourhood Plan (the Plan) sets out a vision for the parish for the next 16 years (2024 – 2040) that builds on and reflects the opinions and views of parish residents. The plan is designed to build on the Aylesbury Vale Local Plan and emerging Bucks Local Plan, so that we may have greater influence on planning and consenting activities in the future. This document is a draft Neighborhood Plan as defined in the Localism Act.

The aim of the plan is to retain and build on the historic parish's strengths as a rural and thriving village that supports the farming community within Buckinghamshire whilst meeting the needs of the new settlement in Newton Leys. We plan to meet housing, social, environmental and community needs while protecting the environment, improving green space, and conserving the character and fabric of the village for future generations.

The Parish Council greatly appreciates the contribution of those involved in the preparation of this plan and of the many residents who have engaged in the process.

Malcolm Newing

Chairman Stoke Hammond Parish Council

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1. INTRODUCTION & BACKGROUND

1.1. Stoke Hammond Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council ('Bucks Council'), on 28 September 2021. The area coincides with the parish boundary (see Plan A on page 4). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2040. The Plan will form part of the development plan for the County, alongside the adopted Vale of Aylesbury Local Plan (VALP), which will eventually be replaced by the emerging Local Plan and will cover the same period.

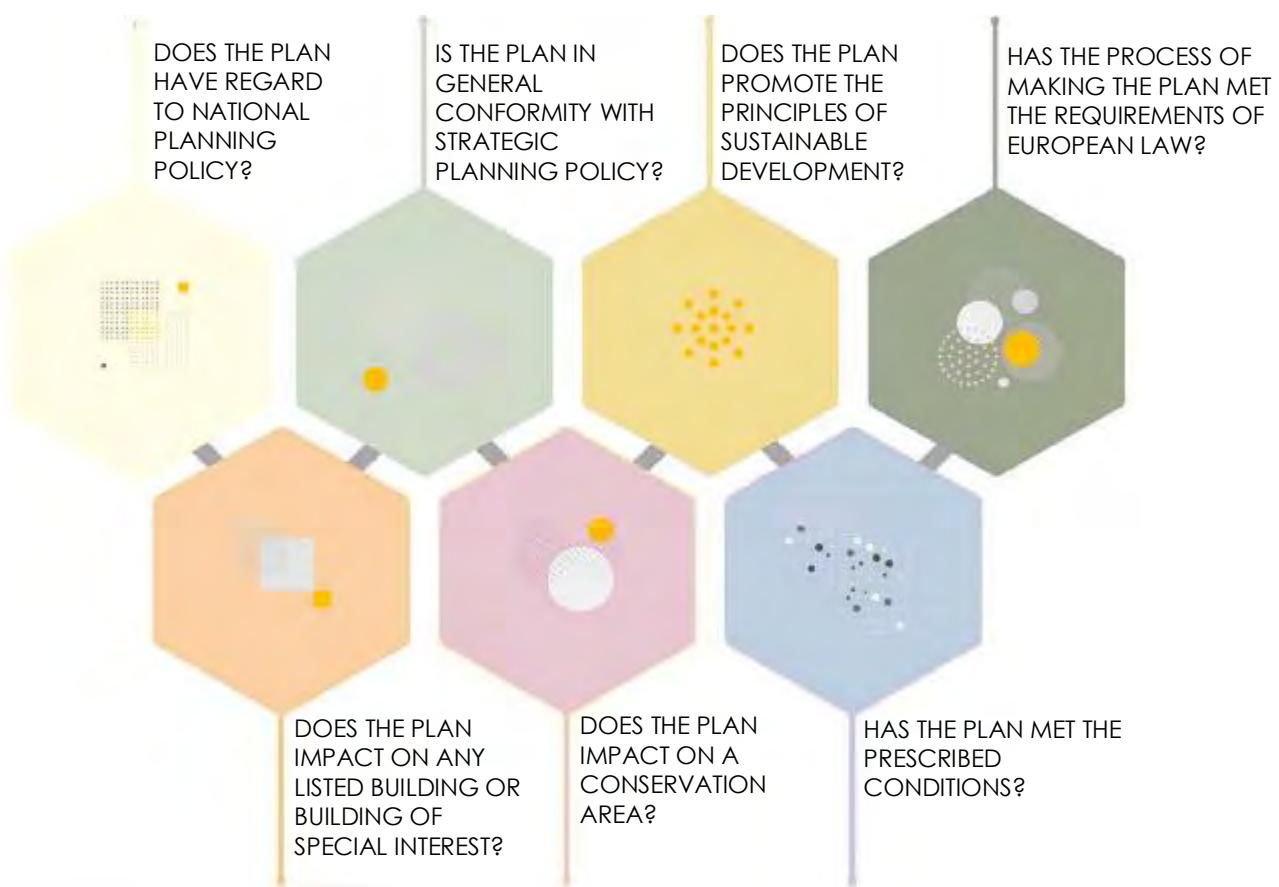
1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 1 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area.

EMERGING NATIONAL POLICY INITIATIVES

1.5. During the preparation of this plan the Government published for consultation its proposed Levelling Up & Infrastructure Bill with some changes to both the development plan and management system. It suggests that there is a positive future for neighbourhood planning in that system. The expectation is that the Bill will be enacted during 2023 and therefore likely after the examination of this Neighbourhood Plan.

1.6. The Environment Act 2021 has also been consented during the preparation of the plan. It contains a number of proposals that may influence the final version of the plan, notably in respect of development proposals delivering biodiversity net gain and of addressing local nature recovery. The councils will keep a keen eye on the implementation of the Act in the coming months as these new policy initiative chime well with the expressed interests of the local communities.



THE PRE-SUBMISSION PLAN

1.7. The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence and those reports are published separately in the evidence base.

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.8. Bucks Council confirmed in its screening opinion of November 2022 that the Plan would require a Strategic Environmental Assessment (SEA) as per the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The councils have proceeded to meet that obligation to enable them to assess its environmental effects. A draft SEA report has been published separately alongside the plan, as well as for consultation in accordance with the regulations.

1.9. The Neighbourhood Area does not contain a European Site for nature conservation and the nearest designated European Site is Chilterns Beechwoods SAC (Special Area of Conservation), some 10 miles (16 km.) from the Plan area. There is one SSSI adjacent to the South-west boundary of the designated area (Poker's Pond Meadow SSSI), which is not considered to be adversely affected by the Plan. The Plan is therefore unlikely to have an

impact on the integrity of a European Site. The Council is required to confirm this is a screening opinion for the purposes of complying with the Conservation of Habitats and Species Regulations 2017 (as amended) at the submission stage.

THE NEXT STEPS

1.10. Once the consultation exercise is complete, the councils will review the comments made and prepare a final version of the Plan. This will be submitted to Bucks Council to arrange for its independent examination and then the referendum.

THIS CONSULTATION

1.11. If you have comments to make on this plan, please do so by the Regulation 14 pre-submission consultation closing date of the 14th April at the latest, in the following ways:

Using the online consultation form available on the Parish Council website www.stokehammondpc.com

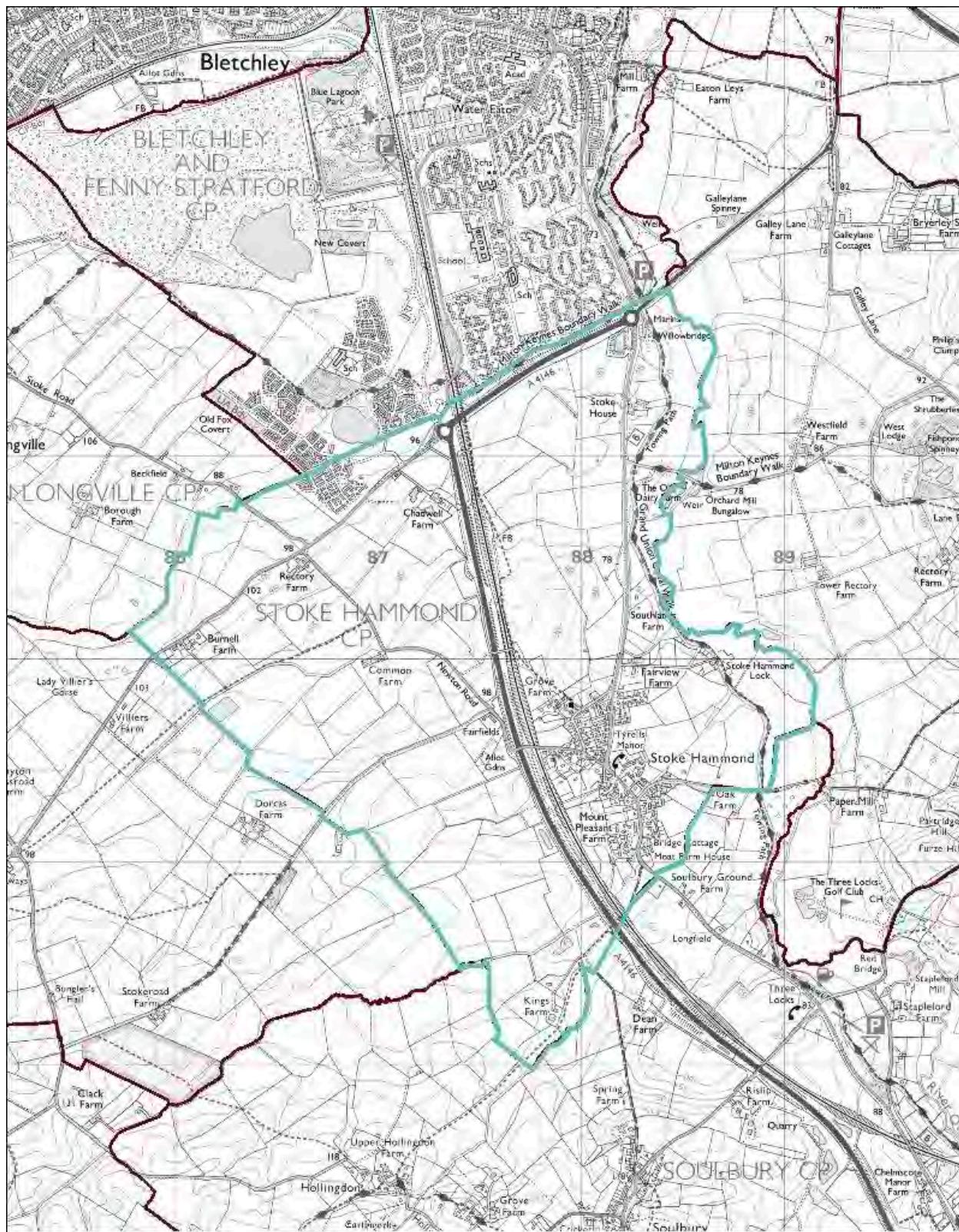
Using the printed consultation form, by post to:

Stoke Hammond Parish Council,
c/o Parish Clerk,
37 Brook Farm Close,
Stoke Hammond,
MK17 9FN

By email to: clerk.stokehammondpc@gmail.com

1.12. Further information on the Plan and its evidence base can be found on the project website at:

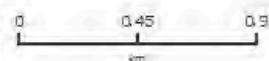
www.stokehammondpc.com/neighbourhood-plan--bragenham-side-land



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Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 The Parish of Stoke Hammond is located in Buckinghamshire. The Stoke Hammond village lies approximately 5km north of Leighton Buzzard and 8km south of central Milton Keynes. The Parish is served by existing small-scale service outlets which include a village shop, a public house, a sports club and a post office.

2.2 The Parish extends over 633ha and has a population of approximately 2100 (2021 Census). The majority of the population, 1200 people, live in Stoke Hammond village and a smaller population of 900 live in the newly developed housing adjoining Newton Leys.

2.3 Stoke Hammond was first documented in the Doomsday book in 1086, where it recorded a population of 22 households. Due to its good water supply, it was inhabited prior to that by the Saxons who built a church, part of which can still be seen.

2.4 There are 15 Listed Buildings in the parish, including 1 Grade II* Listed Building 'St Luke's Church', which primarily is of fourteenth and fifteenth century origin, and 14 Grade II Listed Buildings. The northwest of the village and developed areas and open space to the south was designated as Stoke Hammond Conservation Area in 1991.

2.5 Older development in the village is concentrated around Church Road, and the junctions of Newton Road and Fenny Road. These areas are characterised by hedgerow enclosure and, in parts, brick walling. Portions of the village consist of more modern development, for example, in areas along Tyrells Road, Bragenham Side, Old Bell Close and Appleacres. There has been significant new development in the last 20 years with infill sites such as Mount Pleasant, Phoebe's Orchard, Meadowside and Bridge Farm Close.

2.6 The eastern parish boundary is defined by the River Ouzel, adjacent to the Grand Union Canal. A few smaller brooks run from the River Ouzel through the village. A Public Rights of Way footpath follows the Grand Union Canal and is a popular walk and cycling route.

2.7 A small number of areas across the parish are classified as priority habitat, most notably deciduous woodland, and traditional orchard. The streams, the wooded areas and the many hedgerows in the parish provide connectivity for local wildlife.

2.8 The Eastern border is alongside an Area of Attractive Landscape (AAL) sloping up to the village of Great Brickhill.

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the former Vale of Aylesbury District in the county of Buckinghamshire.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in 2019 are considered especially relevant:

- Neighbourhood planning (§28 - §30)
- Supporting a prosperous rural economy (§84 -§85)
- Community facilities (§93)
- Local Green Spaces (§101 - §103)
- Promoting sustainable transport (§104)
- High quality design (§126)
- The natural environment (§174)
- The historic environment (§189)

STRATEGIC PLANNING POLICY

3.3 The Neighbourhood Plan must be in general conformity with the strategic policies of Buckinghamshire. The development plan primarily comprises the Vale of Aylesbury Local Plan adopted in 2021. Its key policies applying to the Stoke Hammond Neighbourhood Plan are:

- S2 Spatial Strategy for growth
- S3 Settlement hierarchy and cohesive development
- H1 Affordable housing
- T1 Delivering the sustainable transport vision
- T7 Footpaths and cycle routes
- BE1 Heritage assets
- BE2 Design of new development
- NE1 Biodiversity and Geodiversity
- I1 Green Infrastructure
- I3 Community facilities, infrastructure and community value

3.4 Until such a time, where they remain consistent with the NPPF, they will continue to operate. The emerging Local Plan will once adopted replace the Vale of Aylesbury Local Plan.

OTHER PLANNING POLICY

3.5 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in the preparation of this Neighbourhood Plan. There are no made neighbourhood plans in the vicinity, but adjacent parishes of Newton

Longville, Drayton Parslow, and Bletchley & Fenny Stratford, are also in the process of preparing Neighbourhood Plan.

STOKE HAMMOND CONSERVATION AREA

3.6 As set out in Section 2, the Conservation Area was designated in October 1991 (see Plan B below). Conservation Areas were introduced by the Civic Amenities Act of 1967, to protect areas of special interest as opposed to individual buildings. Since 1967 some 8,000 conservation areas have been designated in England. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

3.7 The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character.



Plan B: Conservation Area

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 A variety of feedback has been sought from local parishioners both before and during the Neighbourhood Plan (The Plan) activity. Regular updates were shared through the Stoke Hammond and Newton Leys News bimonthly magazine, Community Facebook pages and various in-person and virtual meetings for all parishioners or specific interest groups.

4.2 The outcome provided a clear direction to the Parish Council that parishioners want a Stoke Hammond-specific input to the planning process across the Parish and that, whilst acknowledging future development is inevitable between now and 2040, they desire a comparable improvement in the recreational and sporting facilities available to parishioners.

Prior to the development of the Neighbourhood Plan, the Parish Council purchased land adjacent to the local community centre and sports field, and a consultation at that time provided a clear steer that the community desired a new village hall. Greater detail can be found

at

https://www.stokehammondpc.com/uploads/3/0/9/2/30928497/bragenham_side_final_no_booklet_draft_v3.pdf in the 'Bragenham Side' briefing document sent out to all parishioners in 2018.

In August 2021 feedback captured at the 'Have Your Say' tent at the village show provided consistent support to produce a Neighbourhood Plan. An initial consultation scoping survey in December/January 2022 (Appendix D) added much greater detail and this led to the vision for The Plan and the framing of its objectives.

40% of Steering Group members are Parish Councillors with the remainder drawn from outside the council to broaden input to the plan.

A local call for sites exercise (narrative of the details process at Appendix E) started in September 2022 with letters sent to 36 local landowners on the immediate boundaries of Stoke Hammond Village and Newton Leys South Community. This list was reduced by negative responses and nil responses after a second letter was sent requesting information again in December 2022. We were left with 8 sites, and these were presented to the community at a 2-day event in the Community Centre on the 24/25th March 2023 along with the draft policies produced by steering committee working groups. Parishioners were asked to prioritise the sites, to comment on the policies, to once again prioritise use of the Bragenham site field, and finally to record their overall satisfaction with the draft policies and the work of the steering group. Over 100 people attended the consultation event and provided a 97% satisfaction with the work to date.

On May 7th an evening session with the same material on display was held at the Newton Leys Community Centre. Site 3 is in Newton Leys and a specific question was asked on the proposal received from the owners on this site. The response from the parishioners was to support development but with a much greater mix of green space/sports facilities than proposed.

During August 2023 a further questionnaire was issued to parishioners specifically focussing on road traffic impacts. The output of this is reflected in the SH8 Traffic Management Policy.

Finally, during 2023 meetings have been held with all the key groups in the Parish. The Sports Club, Community Association, Church, Scouts, Gardening Club and SH Youth Football Club to understand their strategic needs in terms of additional sports and recreational facilities.



[Village Show September 2021](#)

List of Consultation Opportunities

1. Bragdenham Side Survey 2018
2. Bragdenham Side Zoom Calls
3. Village Show September 2021
4. Scoping Questionnaire Dec 2021
5. Scoping Questionnaire Zoom Calls Jan 2023
6. Key Group Meetings April 2022, various 2023
7. Community Centre Exhibition March 2023
8. Newton Leys Exhibition May 2023
9. Transport Questionnaire Aug 2023



[Community Centre Exhibition March 2023](#)



[Door to Door Leaflet Drop 2023](#)

[Newton Leys Exhibition May 2023](#)

5. VISION, OBJECTIVES & LAND USE POLICIES

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 developments

To preserve & enhance the character of the Soke 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

Enhance existing Community Facilities for sport and leisure in recognition of the growth in parishioners since 2011

LAND USE POLICIES

5.1 The purpose of these policies is both to encourage planning applications for proposals that the local community would like to support, and to discourage applications for development that the community does not consider represent sustainable development in the Parish.

5.2 The planning framework for the Parish will continue to be judged using national and local policies in addition to the policies of the Neighbourhood Plan, which are set out below. Each policy is numbered and titled, and it is shown in bold for ease of reference. Where necessary, the area to which it will apply is shown on the Policies Map and Insets at the end of the document. After each policy is supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

POLICY SH1: SETTLEMENT BOUNDARIES

- A) The Neighbourhood Plan defines a Stoke Hammond Village Settlement Boundary, as shown on the Policies Map.**
- B) 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.**

5.3 This policy defines 'built up limits' of Stoke Hammond Parish to ensure applicants, the local community and Bucks Council are all clear on when settlement or countryside policies should apply to development proposals.

5.4 Sites proposals for development inside the defined boundary should accord with the relevant Local Plan policies and definitions on design for example. Proposals outside the boundary should only be permitted if they are suited to the countryside, notably agriculture, horticulture, and informal recreation, but not housing other than for proposals that meet the tests of the NPPF in respect of 'isolated homes'.

POLICY SH2: DESIGN CODE

Development proposals will be supported provided they have full regard to the Stoke Hammond Design Code, set out in Appendix A, as relevant to their location, scale and nature provided that:

- A) New buildings and extensions should be an asset to the street scene in terms of: quality of materials (respecting and complementing the materials used on buildings nearby); their location on a site; and their relationship with existing development. Buildings should be a maximum of two full height storeys and respect the spaces around buildings.**
- B) New development proposals must not significantly detract from those parts of the views on the Stoke Hammond Character Area Type Maps Inset 1 and 2 in the Design Code set out in Appendix B, that are visible from locations that are freely accessible to members of the public.**
- C) All development should conserve and enhance the historic character and heritage assets of the Parish, particularly within the conservation area and with respect to the 5 original farmsteads Grove, Tyrells, Moat, Bridge, and Mount Pleasant. Proposals must take account of the scale of harm or loss and the significance of the heritage assets.**
- D) Development should not adversely affect neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion, or amenity.**
- E) They make provision for off-street parking spaces in accordance with Policy SH8 or the non-residential standards under Policy T6 of the Vale of Aylesbury Local Plan.**
- F) Boundary treatments should reflect the surrounding areas and screening should be provided for air source heat pumps, bin storage, gas bottles, and oil tanks.**
- G) New and innovative architectural design will be strongly supported within the settlement boundary, where they are sympathetically integrated into the existing street scene.**

5.5 This policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining Local Plan Policy BE2 'Design of new development' to provide a compendium of design guidance in the form of a Code that covers all the Settlement, including the designated Conservation Area.

5.6 The Code has brought together in one place a range of guidance published by the former Vale of Aylesbury District and Buckinghamshire County Councils since 2007 but only some of which has been adopted as supplementary planning guidance for development management purposes.

5.7 Applicants will be expected to have acknowledged, understood and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made, for example, because a scheme meets the Zero Carbon provisions of Policy SH7 requiring a design solution that cannot fully comply with the Code.

POLICY SH3: LOCAL HERITAGE ASSETS

- A) The Neighbourhood Plan identifies Local Heritage Assets, as shown on the Policies Map and listed in Appendix B, by way of their local architectural and historic value.**
- B) Development proposals that may affect 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.**

5.8 The policy identifies a number of ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying Local Plan Policy BE1 'Heritage assets' and §203 and §204 of the NPPF. The owners of the heritage assets properties have already been notified of the proposed inclusion on this list and their responses have been considered in the Consultation Statement.

5.9 The assets have been identified from several sources and have been evaluated against the criteria advocated by Historic England in its 2019 guidance note. A description of the value of each asset is provided in the Appendix B list along with the source. Bucks Council has its own Local Heritage List project, which shares the same aims of this policy. Given both have used the same evaluation criteria, it is expected that the assets identified in this policy will be added to Buckinghamshire list in due course.

POLICY SH4: GREEN INFRASTRUCTURE

- A) The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map, 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.**
- B) 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 net gain to general biodiversity assets.**
- C) 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.**
- D) The following site is designated as a Local Green Space, as shown on the Policies Map:**
Mount Pleasant Green
- E) Proposals for inappropriate development on land located within a Local Green Space will only be supported in very special circumstances.**

5.10 The policy identifies and designates a network of Green Infrastructure assets (Appendix C), the full extent of which is also shown on the Policies Map. It illustrates how extensive and well connected they are to function as effective habitat corridors when combined with private gardens (which do not form part of the identified network).

5.11 It requires applicants to acknowledge, understand and respond to the presence of this network in the design of their proposals if they lie within or adjoining the network. The location of new buildings within a plot, and the accompanying landscape scheme, offers proposals the opportunity to enhance the functionality of the network, or at the very least to avoid any harm.

5.12 In particular, the Mount Pleasant Green should be designated a Local Green space of value to the local community. This is an integral part of the entrance to the southern end of the village and

has on two occasions been referred to by Planning Inspectors as a 'Village Green' whilst refusing planning permissions on the grounds that the open space forms part of the characteristic pattern of the village, framing the locality and the entrance to the village. In October 2023 an application to have the green formally registered as a Village Green was refused on a technicality, but the Inspector's report accepted that in all other respects the application passed the test for registration as a Village Green.

POLICY SH5: SUSTAINABLE TRAVEL

- A) There is an effective network of footpaths, cycleways and bridleways in the Parish, as shown on the Policies Map, 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.**
- B) Development proposals will, where relevant to their location, retain or improve existing pedestrian and cycle access routes that either pass through or adjoin the site. They will make an appropriate financial contribution towards projects in the Parish aimed at improving or creating pedestrian and cycling routes and facilities, including contributions to establishing safe wheelchair access throughout the village, and improvement or enhancement of Rights of Way footpaths.**

5.13 The policy maps a network of footpaths, cycleways and bridleways through the Parish to its boundaries where many routes continue to connect the Parish with the countryside and its neighbouring settlements. Newton Leys South has good provision of cycle paths around the wider estate (all outside the Stoke Hammond Parish area, and a connection to the Milton Keynes redway network is under construction. Stoke Hammond has a couple of bridleways that can be used for cycling together with Bragdenham Side. the tow paths by the canal are quite narrow although there is a National Cycling route along the canal. Stoke Hammond and Newton Leys South would both benefit from further development of cycle and pedestrian paths.

5.14 The aim of this policy is to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity, in line with Local Plan Policy T7 'Footpaths and cycle routes'. It is worth noting that with the onset of the bypass no work has taken place to improve the routes through the village for cyclists and this is a long term aim.

POLICY SH6: HOUSING MIX

- A) Provision should be made for a high proportion of semi-detached 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.
- B) 25% of the new homes to be built shall be designed to be appropriate for occupation by elderly persons and/or first-time buyers and those on low incomes. The units should meet 'lifetime home' standards or subsequent appropriate standards and generally be 2 -bedroomed properties.
- C) Preference will be given to any proposed scheme that provides sheltered accommodation for the elderly with Stoke Hammond Parishioners given preference at the time of sale.

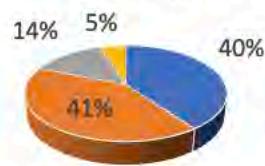
5.15 The policy has been informed by feedback from the local community, a Housing Needs Assessment (HNA) carried out by Locality and the 2021 census. The HNA Management summary can be found at Appendix F and the full report is on the Neighbourhood Plan section of the Stoke Hammond Parish Council Website.

Population

5.16 Population has changed significantly in Stoke Hammond since 2011 with numbers moving from 875 to 2100 in 2021. This has largely been due to the development of Newton Leys South which had 900 people in 2021, however there has also been a 30 percent increase in the historic village numbers to 1200 people in 2021. Importantly these numbers have come with very little movement in the supporting social and leisure infrastructure.

5.17 The make-up of the two communities is also very different which has a significant impact on the Housing needs. In Newton Leys 40% of people are under 19, whilst only 5% are over 65 and no one is over 80 according to the 2021 census. In Stoke Hammond Village however only 20% of the residents are under 19 whilst 23% are over 65 and there are 100 people who are over 80 years old.

Newton Leys Age Profile



- Aged 0 to 19
- Aged 20 to 44
- Aged 45 to 64
- Aged 65 and over

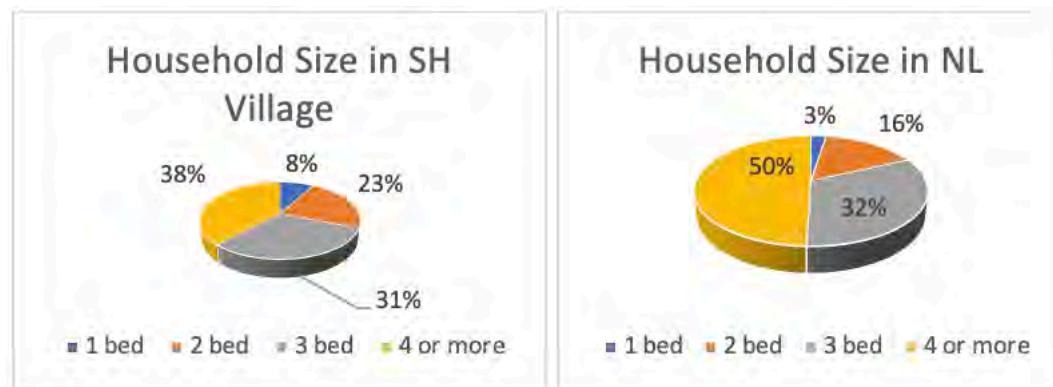
Stoke Hammond Village Age Profile



- Aged 0 to 19
- Aged 20 to 44
- Aged 45 to 64
- Aged 65 and over

Type and Size

5.18 Across both communities the Housing stock is heavily weighted towards less dense housing types. Detached dwellings are the most common type in both communities. In the 2021 Census across the Parish over 90 per cent lived in whole house or Bungalows and Only 5% in flat, maisonette or apartments. A very small percentage, mainly along the canal, lived in a caravan or other mobile or temporary structure. This heavy weighting of detached housing in the NA means that the proportions of all other types are lower than district and nation. In terms of dwelling size the NA has a significantly lower proportion of 1- bedroom dwellings and a significantly higher proportion of 4 and 5 bedroom dwellings when compared to Aylesbury Vale and England.



Tenure and Affordability

5.19 The 2021 Census indicated that 74% of people owned their houses outright or with a mortgage or loan or shared ownership. This figure is largely in line with the rest of Aylesbury Vale (71.6%) but higher than the rest of England(63%).

5.20 According to the Locality HNA average earnings in Stoke Hammond Village and in Newton Leys are now generally insufficient for accessing home ownership. They also determined that there was a substantial group of households who can theoretically afford to rent (if sufficient homes are available) but not buy in Stoke Hammond Village.

Community Views

5.21 The responses to the survey carried out in October 2021 reflected the assessment of locality on Housing Needs. Residents were concerned that both young and old parishioners have a challenge to remain in the parish.

5.22 For young people the issues revolved around affordability and was also not helped by the skewed nature of the housing stock. For older residents the availability of suitable housing was a concern particularly in the historic village where, as the numbers above indicate there is a significantly ageing population.

5.23 The responses showed that with respect to housing type desired, two thirds favoured special housing for the elderly, first time buyers and 2/3 bedroom houses.

Questionnaire 2021 What should Highest Priority be for Houses?

	1/2 Bed	1/2 Bed	2/3 Bed	4 Bed +	Specialist	Specialist
	Flats	Houses	Houses	Houses	Elderley	1st Time
Very Important	5%	15%	18%	13%	26%	31%
Important	10%	33%	48%	30%	46%	28%
Not Important	72%	39%	25%	46%	15%	28%
Don't Know	13%	13%	8%	28%	14%	12%

Recommendations from Locality

5.24 Locality recommended looking at the broad range of ways in which housing can be made affordable and available to younger people.

5.25 They covered a range of affordable home ownership ideas such as shared ownership at a lower than 25% equity share, rent to buy and discounted first homes tenures. Using the HEDNA figures prorated (0.6% of Aylesbury Vale) they concluded that a target for affordable rented housing would equate to 1 home per annum or 18 homes over the Neighbourhood Plan period (2022-2040). Their model also forecast the number of houses that might want to purchase but can't afford to. The result of the calculation was 1.3 households per annum or 23 during the NP period. They concluded that first homes discount levels of 50% appear to be on the margins of affordability for houses in Stoke Hammond NA and that Shared ownership and Rent to Buy may offer more affordable routes to home ownership.

5.26 The HNA suggests a 65% rented to 35% ownership tenure split for new Affordable housing. If possible, they suggested that Community Development orders or Community Land Trusts might provide furthermore innovative ways of boosting the supply of affordable housing.

5.27 On house size it was considered appropriate for future development in the village to reflect the changes necessary to assist broader home ownership by increasing the proportion of 3-bedroom homes and where possible further protect one-bedroom homes. It was recognised this would need to reflect the village characteristics covered by the design code.

5.28 The Final recommendation of the HNA was that Stoke Hammond given the age profile within the historic village might wish to consider units of specialist accommodation in the NA as none exist at present. They estimated that the future need might range between 10 and 12 specialist accommodation units during the plan period. They added about levels of care and tenure, the main unmet need for specialist housing would be for older people in leasehold sheltered housing with 13 units needed over the plan period. They further added that an alternative solution might be ensuring new dwellings are accessible and adaptable rather than through a specialist scheme. This could include adding to the Local Plan policy H6b with some specific guidance in the NP with

respect to national standards for accessibility and adaptability (Category M4(2) or for wheelchair users (Category M4(3)).

5.29 After careful review it is considered that the proportions set in the Vale of Aylesbury Plan (VALP), 100% of new build homes built to Approved Document M category 2 and 25% built to standards will meet the community needs.

Impacts of Recent Developments and Applications

5.30 Three developments exist that are agreed, but have not been completed, that deliver the site allocations for Stoke Hammond in the Aylesbury Vale Local Plan. These are Fenny Road (now known as Honeybrooke), with 58 new houses which is well underway and all of which are affordable, Brook Farm stage 3 which was agreed for 32 houses but is subject to a further application for 42 houses and the Mellows agreed for 16 houses which have not yet started.

5.31 Fenny Road will deliver 58 homes made up of 9% single bed flats, 69% 2/3 bed flats/houses and 22% 4 bed houses. The mix is 59% affordable rent and 41% Shared ownership. The site makes a significant contribution to meeting the proposed HNA targets for affordable housing during the 2022 – 2040 period.

5.32 The existing agreed Brook Farm phase 3 development provides for 33 houses, but a further application has been received for 42 homes. This development would be a good test of the Neighbourhood Plan as it needs to take account of the proposed policies in particular with respect to Design, Housing Mix and green spaces.

5.33 The Mellows agreed development provides for 16 2,3 and 4 bed houses.

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) Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.
- C) All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.
- D) 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.
- E) An Energy Statement will be submitted to demonstrate compliance with the policy (expect for householder applications). The statement will include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

5.34 This policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new developments in the Parish and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver. The Government confirmed in

its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and that as a result the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is permissible.

5.35 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready by Design' means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.36 In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Government's Regulatory Impact Assessments and research by the Passivhaus Trust. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

5.37 The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against that of the local 'character area' in the Design & Access Statement. Where that area is part of the Townscape Character Study and set out in Policies IV2 – IV4, then the applicant will be expected to use this as the baseline for the Statement. Outside of such areas, the applicant may define the 'character area' that is relevant for the purpose of this exercise.

5.38 Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

Net Zero Operational Carbon

Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

Low energy use

- 1 Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:
 - 35 kWh/m²/yr (GIA) for residential¹

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal to or less than:

- 65 kWh/m²/yr (GIA) for schools¹
- 70 kWh/m²/yr (NLA) or 55 kWh/m²/yr (GIA) for commercial offices^{1,2}

- 2 Building fabric is very important therefore space heating demand should be less than 15 kWh/m²/yr for all building types.

Measurement and verification

- 3 Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

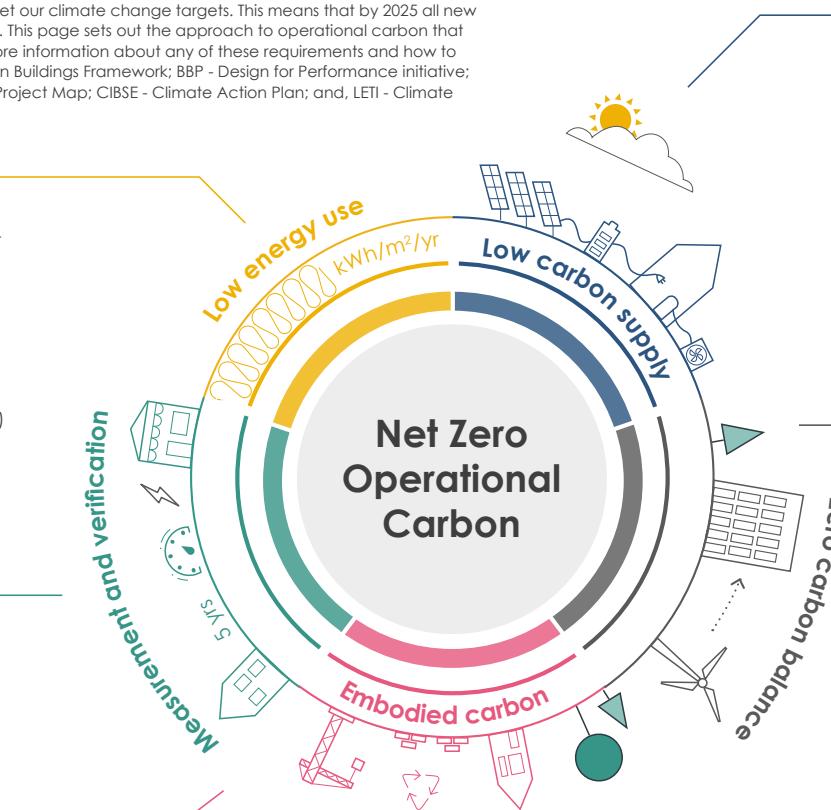
Reducing construction impacts

- 4 Embodied carbon should be assessed, reduced and verified post-construction.³

Developed in collaboration with:



Developed with the support of:



Low carbon energy supply

- 5 Heating and hot water should not be generated using fossil fuels.
- 6 The average annual carbon content of the heat supplied (gCO₂/kWh) should be reported.
- 7 On-site renewable electricity should be maximised.
- 8 Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

Zero carbon balance

- 9 A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10 Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

Notes:

Note 1 – Energy intensity (EUI) targets

The above targets include all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from: predicted energy use modelling for best practice; a review of the best performing buildings in the UK; and a preliminary assessment of the renewable energy supply for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, this assumes an all electric building until other zero carbon fuels exist. (kWh targets are the same as kWh_{gross-eg}). Once other zero carbon heating fuels are available this metric will be adapted.

Note 2 – Commercial offices

With a typical net to gross ratio, 70 kWh/m² NLA/yr is equivalent to 55 kWh/m² GIA/yr. Building owners and developers are recommended to target a base building rating of 6 stars using the BBP's Design for Performance process based on NABERS.

Note 3 – Whole life carbon

It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

Note 4 – Adaptation to climate change

Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

5.39 Clause C requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement.

5.40 The policy complements Local Plan Policy C3 'Renewable Energy' which shares the same overall aim. In the absence of any current adopted or saved policy in Bucks, formerly Vale of Aylesbury District, covering the energy performance of new buildings, Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. This requirement will be added to the Buckinghamshire Validation Checklist for outline and full planning applications applying to proposals in the Stoke Hammond Parish area until such a time that there is a Bucks-wide requirement.

5.41 Clause E requires an Energy Statement to be submitted to cover the following:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
- an analysis of the expected cost to occupants associated with the proposed energy strategy

5.42 Every new build or redevelopment project in Stoke Hammond provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the Parish are high relative to build costs and ought to be sufficient to ensure the policy requirements to tackle improving energy and carbon performance are viable.

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. It is also essential they take account of the Site-Specific issues addressed in Policy SH9.

(a) Road Traffic design should endeavour to maintain the privacy accorded by the existing 'Cul de Sac' design of existing estates whilst ensuring active travel on foot or cycle is enhanced within the locality.

(b) New homes with one or two bedrooms should be provided with at least two car spaces on the plot. For new homes with three or more bedrooms each property should be provided with at least three car spaces on the plot and where possible, room for visitor parking. Where garage spaces are counted towards the total parking space requirement, use of the garage for vehicular parking in perpetuity should be secured by planning condition.

(c) Proposals to extend the number of bedrooms in a property (to house more people) must include a matching net increase in the number of car parking spaces.

(d) Car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene. The use of tandem parking arrangements should be kept to an absolute minimum.

(e) The provision for off street vehicle parking spaces should be in accordance with the Neighbourhood Plan policies unless there would be unacceptable visual harm and every effort has been made to use reasonable alternatives.

5.43 The Parish of Stoke Hammond consists of two main residential settlements: the village of Stoke Hammond itself, as well as a few outlying more rural properties, and the relatively new development of Newton Leys South to the northern boundary. The latter is part of a much larger estate known as Newton Leys, the majority of which is served by Bletchley Town Council. The strategies for traffic management are very different for each community.

5.44 It is important to note that at this point, none of the estate roads in Newton Leys South have been adopted by the Buckinghamshire authority, and Milton Keynes Council is expected to adopt them in the next few years. In Stoke Hammond, by contrast, with just a few exceptions, all roads are adopted.

Access

5.45 The village of Stoke Hammond has 3 entrance/exit roads: Leighton Road to the south, Fenny Road to the north and Newton Road to the West. There is also Bragenham Side to the east, heading towards the hamlet of Bragenham and the village of Great Brickhill, but as this is a no through road, only pedestrians, cyclists and horse riders can access these locations. All roads in Stoke Hammond village are adopted by the local authority other than a very few private tracks and smaller housing developments. It is the opposite for Newton Leys South, where due to its close proximity to Milton Keynes Council (MKC) boundary and the majority of the estate within their council area being accessed through the Newton Leys estate the estate roads will be adopted by MKC.



LEIGHTON RD ENTRANCE TO STOKE HAMMOND

The main entrance/exit to Stoke Hammond is at the junction of Lansbury Drive and the Drayton Road. Newton Leys South can also be accessed via the larger development of Newton Leys, to the west where Lansbury Road joins with St Lucia Crescent, and to the north where Lansbury Road junctions with St Helena Avenue.

5.46 The main thoroughfare in the village of Stoke Hammond is made up of Leighton Road, The Green and Fenny Road. This could be called 'the High Street' and is considerably wider than most village high roads, a hangover from when this route was the main A4146 highway linking Leighton Buzzard through to Bletchley, prior to the bypass being opened in September of 2007. The fact that this route was an A road still very much impacts the way this road through the village feels and is used. Despite the bypass, vehicle numbers passing through Stoke Hammond have increased year

on year, and any incident on the bypass causing it to be closed means that traffic will be diverted through Stoke Hammond.

5.47 Newton Road, which leads out of the village to the North, across the main Euston rail line and the bypass, and towards Newton Longville, is a much narrower road and carries considerably less traffic volume¹.



NEWTON RD ENTRANCE TO STOKE HAMMOND



FENNY RD ENTRANCE TO STOKE HAMMOND

Transport links

5.48 The bypass and its links to the A505 in the south and the A5 in the north means Stoke Hammond enjoys excellent links to Leighton Buzzard, the M1 North and South, and Aylesbury to the west. Similarly, there is easy train travel to London from Leighton Buzzard or to more Northern

towns and cities from Central Milton Keynes. Stoke Hammond and Newton Leys enjoy a relatively good and regular hourly bus service provided by Arriva that travels between the town centres of Luton and Milton Keynes, via Dunstable, Leighton Buzzard, Bletchley and Stadium MK, among others. Unfortunately, the F70 route through Stoke Hammond does not go to Newton Leys, and likewise the F77 route from Newton Leys does not go to Stoke Hammond. Travel via public transport between the two main settlements that make up the parish of Stoke Hammond means taking a bus to either Bletchley or Leighton Buzzard and changing onto the opposing bus route. There are five bus stops in Stoke Hammond village, three of which have shelters provided by the Parish Council, with a fourth at the Fenny Road stop travelling north funded by the developers of the new Fenny Road housing estate. The Parish Council intend to upgrade the other shelters as finances permit. Currently there are no bus shelters on St Helena Avenue, part of the bus route in Newton Leys South.

Speed limits

5.49 89% of the respondents to a traffic management survey carried out in October 2023 felt there was a speeding issue through the village.

5.50 This is supported by the MVAS results: 26% of vehicles at the Leighton Road entrance were logged over the 30mph limit, with an average speeder speed of 39mph and a maximum recorded speed of 60mph. Likewise for the Fenny Road entrance, the MVAS results show that some 30% of vehicles were exceeding the 30mph limit, with an average speed of 35mph and a maximum recorded speed of 70mph.

5.51 64% of respondents believed that the three MVAS at the village entrances assisted in reducing speeds. Of other possible speed reduction options, 64% of respondents were in favour of the introduction of a 20mph speed limit. 70% were in favour of introducing other speed reducing measures, evenly split between speed humps or chicanes. Those who did not want speed humps were concerned about the extra noise nuisance caused by both the sound as vehicles traverse the humps and the braking and deceleration as they approach and pass on. Chicanes such as the example illustrated below, located on both the Fenny and Leighton Road could be a good solution, but the costs involved in both undertaking appropriate surveys and their actual installation could prove to be prohibitive.

5.52 A key issue for both Stoke Hammond Village and Newton Leys South is the lack of speed limit signs on some of the approach roads. Unlike Leighton Road, where



there are several 50mph limit signs before the entrance gate with 30mph signage. There are no signs on Fenny Road to the North, so one could assume there is a limit of 60mph, until you again reach the entrance gates with their 30mph signs. Many feels there should be a maximum 50mph limit imposed on this section of road with suitable signage. A similar situation occurs on Newton Road, with no speed restriction signs until one gets to the 30mph entrance gates. The abrupt change in speed results in drivers entering the village still travelling above 30mph. The creation of 50mph or even 40mph speed zones in the approach to the village would help reduce vehicle speeds.

Newton Leys South

5.53 The situation with Newton Leys South is more concerning, where the T-junction at Lansbury Road entrance/exit gives priority to vehicles travelling along Drayton Road. With no speed restrictions signs in either direction along Drayton Road, drivers can assume they can travel at speeds of up to 60mph, making their speeds difficult to gauge by drivers exiting from Lansbury Road. The dangers are heightened by a farm entrance directly opposite to Lansbury Road, used by tractors and other farm vehicles. In addition, the view to the left from the estate is restricted due to a slight incline. The Newton Leys South and the estate beyond is very large with over 2000 dwellings, so vehicle numbers are very high. Many feel that this junction should be replaced by a roundabout with speed restrictions added to its approach or have traffic lights and speed restrictions.



NEWTON LEYS SOUTH ENTRANCE LOOKING EAST



NEWTON LEYS SOUTH ENTRANCE LOOKING WEST



AERIAL SHOT OF NEWTON LEYS SOUTH ENTRANCE

Parking

5.54 Parking in both Stoke Hammond village and Newton Leys has historically not been an issue other than the odd inconsiderately parked vehicle. Most homes within Stoke Hammond village and Newton Leys South have off-street parking, with newer residences complying with planning requirements for parking spaces/provision for homes and those for visitors. While there are occasional issues with parking outside the village store/post office, no measures need to be put in place. Parking on Bragengham Side can be difficult when special events are being held at the Sports Club or Community Centre, but the new car park to the front of the Community Centre has helped alleviate the situation for hirers of the Centre. Bragengham Side traffic does increase on school term weekdays at drop off and collection times for the preschool in the Community Centre, but this does not require specific measures. Further along Bragengham Side towards the canal, the northern grass verge is signposted to be used for parking (the posts do need upgrading/replacing as in very poor, rusted condition). Usually only a few vehicles, an odd Sunday when there is a fishing event on the canal, or many canal barges moored, results in dense parking on the verges. There is an issue with cars parking in front of the gates of the fields on both sides of the canal by the Bragengham Side bridge.

5.55 The greatest parking pressure comes from the success and popularity of The Dolphin pub. At busier evening and weekend times, there is parking overflow from The Dolphin car park to Leighton Road. These vehicles are legitimately parked; however, poor visibility around the bend in Leighton makes it difficult for vehicles to pass. The residents of Stoke Hammond support the village pub but are looking for a solution to this parking issue².

Pedestrian access

5.56 There is just one pedestrian crossing in the village near to the village green, which provides a well-used means of getting to the village shop/post office and directly links to a pathway that leads to Manor Close and Bragengham Side beyond. Some feel, however, that the crossing is the wrong location, because when approaching from a northerly direction it is obscured by the bend in front of Tyrells Manor. Moving this crossing further south would move this further from the bend but also risks fewer people using it because of the increased distance to the shop and walkways. An advance 'Pedestrian Crossing Ahead' sign could be erected before the Tyrells Manor bend, so that drivers are forewarned of the crossing ahead.



PEDESTRIAN CROSSING APPROACH FROM THE SOUTH



PEDESTRIAN CROSSING APPROACH FROM THE NORTH

5.57 The provision of a second crossing has also been mooted in the south of the village which would assist residents of Phoebe's Orchard, Mount Pleasant and Manor Close to more easily cross the road and enable a safer route for pedestrians heading towards Soulbury via the public right of way at the South Leighton Road entrance.

5.58 Generally, both Stoke Hammond Village and Newton Leys South are well served by footpaths and pavements. The footpath on the eastern side of Leighton Road has been extended, making it easier for pedestrians to reach the natural crossing point to this right of way. On the west side of Leighton Road, the pavement ends at the entrance to Mount Pleasant and is then a grass verge all the way to the right of way. The installation of a footpath along this section of road would most definitely benefit many.



Electric vehicles

5.59 Given the increase in electric powered vehicles and the demise of petrol/diesel, the provision of public available charging points needs to be considered. Currently there are no public charging points in either Stoke Hammond village or Newton Leys South. At the time of preparing this Neighbourhood Plan, there are ongoing investigations and sites being discussed for Newton Leys South. Potential central sites for Stoke Hammond village are limited. The Dolphin Pub car park is one potential site, but the issue relating to parking at this venue has already been highlighted and would potentially exacerbate this situation. Another possible central location might be the footpath opposite the village green, which could serve two purposes: widening the pavement and creating two parking bays with a dual EV Charger point would both provide a central public EV charging point and reduce vehicle speeds through the narrowed section of road.



MVAS Statistics

5.60 Vehicle numbers are borne out by data collected by three Mobile Vehicle Activated Signs (MVAS) belonging to the Parish Council that are positioned at the three entrances to the village, that for a typical 4 week period (Sept/Oct 2023) counted some 55,000 entering the village at the Leighton Road entrance, a not dissimilar figure of 51,000 entering on the Fenny Road, but only some 11,000 vehicles via the Newton Road.

5.61 In the traffic management survey carried out in October 2023, 67% of those saying 'Yes' to the question as to whether Stoke Hammond has a parking issue, almost all referred to the Dolphin Pub, with most suggesting some form of parking restrictions (yellow lines) to alleviate the problem.

Cycling

5.62 Newton Leys South has good provision of cycle paths around the wider estate (all outside the Stoke Hammond Parish area, and a connection to the Milton Keynes redway network is under construction.

5.63 Stoke Hammond has a couple of bridleways that can be used for cycling together with Bragdenham Side. the tow paths by the canal are quite narrow although there is a National Cycling route along the canal.

5.64 Stoke Hammond and Newton Leys South would both benefit from further development of cycle and pedestrian paths.

POLICY SH9: SITE ALLOCATIONS

The Neighbourhood Plan allocates land for housing development in the plan period on the following sites. Proposals for development will be supported where they accord with the following site-specific requirements:

NP01 WEST OF NEWTON LEYS

- Up to 80 residential dwellings
- Two-storey, two and three bedroomed semi-detached houses with off road parking facilities
- The site is to be shared with sports fields and accommodation for the benefit of the residents of Newton Leys South with a significant green space separating the new development from the existing housing
- A Landscape Visual Assessment (LVA) will be required as part of any planning application to ensure development will adequately mitigate any impacts on views of the open countryside

NP02 LAND NORTH OF HARRUP CLOSE

- Up to two residential dwellings
- Two-storey, two and three bedroomed semi-detached houses with off road parking facilities
- Any development would have to be sensitively designed to mitigate any adverse impact on the setting of the listed building Stoke Lodge

NP03 LAND OF EAST OF FENNY

- Up to nineteen residential dwellings
- Two-storey, two and three bedroomed semi-detached houses with off road parking facilities in keeping with the new Fenny Road development, or warden-controlled housing for elderly residents downsizing
- The site encroaches into the Area of Attractive Landscape (AAL) and as such any development proposal should be supported by a Landscape Visual Assessment
- This site is considered suitable for the provision of warden-controlled housing for elderly residents downsizing given its close proximity to the centre of Stoke Hammond Village

NP04 PARISH COUNCIL LAND AROUND THE COMMUNITY CENTRE

- Up to nineteen residential dwellings
- Two-storey, two and three bedroomed semi-detached houses with off road parking facilities, or warden-controlled housing for elderly residents downsizing

- The site also has the potential for buildings (Alms Houses / Community Land Trusts) that could satisfy the need for young and old people not wishing to leave Stoke Hammond village
- The site encroaches into the Area of Attractive Landscape (AAL) and as such any development proposal should be supported by a Landscape Visual Assessment
- This site is considered suitable for the provision of warden-controlled housing for elderly residents downsizing given its close proximity to the centre of Stoke Hammond Village

NP05 BACK OF ORCHARD END AND MEADOWSIDE

- Up to thirty residential dwellings
- Two-storey, two and three bedroomed semi-detached houses with off road parking facilities, or warden-controlled housing for elderly residents downsizing
- Any development proposal should be supported by a traffic survey to demonstrate the viability of the proposed access
- The design and materials for any development proposals should be comparable to the Mellows development for sixteen houses at the adjacent site
- Any development proposal should be supported by a surface water drainage strategy
- This site is considered suitable for the provision of warden-controlled housing for elderly residents downsizing given its close proximity to the centre of Stoke Hammond Village

5.65 The chosen locations of these sites reflect the views of parishioners on those sites that are least detrimental to the character of the village. Any agreed developments will be expected to take note of all the policies within this plan and specifically the design code characteristics associated with the specific character area in any future applications. The allocations detailed within the policy reflect the size and location of each site, along with the surrounding properties. Specifically:

NP01 West of Newton Leys

- The Newton Leys site was one of those favoured by a large majority of parishioners from Stoke Hammond village at the March 2023 Exhibition. In recognition of the pressure both nationally and locally for new housing during the plan period, it was felt that the Newton Leys site offered the best opportunity for a substantial number of houses whilst protecting the integrity of the historic village.
- The Plan has been designed to consider the potential sites for building of new residential dwellings within the Buckingham County Council area. The Newton Leys site was the largest site considered during the consultation process and it also had the potential to provide a mix of dwelling types to meet the needs of local people.

- Parishioners from Newton Leys provided clear feedback during the consultation process that development of the site was unpopular, but that it may be supported by the community if it was sufficiently shielded from the existing housing overlooking the site, had a low density of housing with overall dwellings around 80, and provided much needed recreational space and sports facilities.
- The Newton Leys South development has over 350 dwellings but only one small Locally Equipped Area for Play/Recreational Space. The 2021 census showed that 40% of residents were under 19 and therefore the provision of substantial recreational facilities and green space would be beneficial to those residents. Junior Sports Fields or pitches would provide much needed opportunities for school children on the existing Newton Leys South development (and the new development) to play sports regularly locally.
- Stoke Hammond has limited shops, and is difficult to access by public transport, whereas Newton Leys South now has reasonable public transport and a greater range of community facilities, school, and amenities than Stoke Hammond, and therefore represents a more sustainable location for larger-scale development.
- It is accepted that development of the site is far from optimal, as it involves encroachment into rural farmland which is not desirable. The policy therefore seeks to mitigate that by providing a buffer of shielding (with a 10m tree boundary) and green space/sports pitches and public open space between the existing development and new dwellings. Further mitigation requires that housing density and numbers reflect the semi-rural nature of the site and to ensure that the site can provide an overall scheme that meets the requirements of the Local Plan.
- To gain the necessary community support from Newton Leys South residents for the development of the site, it is vital that any proposal meets all of the policy requirements. If these requirements cannot be met, no residential or commercial development should take place and the land should be retained as a green buffer. The site would provide an excellent park and sports area without residential or commercial units, and that would meet the requirements for residents to supplement the minimal recreational facilities within the Newton Leys part of the Neighbourhood Plan Area.

NP02 Land North of Harrup Close

- The land north of Harrup Close provides an opportunity for a simple infill, albeit within the conservation area. It is important that any development on this site is focussed on the Design Code characteristics for this part of the Village.

NP03 Land East of Fenny

- This site is considered particularly suitable for the provision of warden-controlled housing for elderly residents downsizing given its proximity to the centre of Stoke Hammond Village. At the very least, based on the age profile of residents in the village, if a specific unit of this type is not possible then any development must utilise the necessary design requirements for the elderly, ensuring that homes are accessible and adaptable in accordance with guidance set out in the VALP.

NP04 Parish Council Land around the Community Centre

- The land is owned by the Parish Council and was included in the Neighbourhood Plan only on the basis that any development would provide greater benefit to the community than maintaining the status quo.
- The projected use of this site is inextricably linked to the Parish Council's S106 project which is targeted to meet the community requirement confirmed in two surveys for vastly improved Community buildings and Sports facilities.
- A change of use of this land would have to be agreed with Buckinghamshire County Council.

NP05 Back of Orchard End and Meadowside

- This site would be served by a new road yet to be constructed but agreed by AVDC onto Newton Road for the Mellows development. A traffic survey would be required to determine whether the access is viable.
- This is currently an undeveloped area which includes an adjacent agreed development of sixteen houses. It is required that design and materials for any future agreed developments are comparable to the Mellows development. The latter materials have yet to be agreed by the Planning authority.
- The area has been subject to several planning applications and the issue that has caused most problems has been drainage of surface water. This matter should be addressed early in any future applications.

POLICY SH10: COMMUNITY ASSETS

- A) Proposals that result in the loss of any of the following community facilities, as shown on the Policies Map, will be resisted unless it can be demonstrated that they are no longer viable, as defined by the VALP**
- 1. Church of St Luke;**
 - 2. Stoke Hammond Community Centre and Play Area**
 - 3. Recreation Field and Sports Club**
 - 4. Village Shop**
 - 5. The Dolphin Public House**
- B) Proposals to improve a community facility by way of physical improvements, extension or redevelopment will only be supported if it can be demonstrated that the benefits will enhance its community value and will not undermine the viability and usage of an existing facility.**
- C) Proposals for new or replacement community facilities will only be supported if clear evidence can be provided of an unmet need that cannot be met through extensions to or redevelopment of an existing community facility.**

5.66 The NPPF (and AVDC Local Plan) promotes healthy, inclusive communities where residents have opportunities to meet through safe and accessible environments.

5.67 Community facilities and services make a vital contribution to the social and economic life of the community, particularly in rural areas and are especially important for elderly and disabled people and for those who do not have easy access to private or public transport. A clear desire exists to improve and extend community facilities in line with the significant growth in parishioners over the past decade.

5.68 The Community Assets listed in Policy SH10 have been identified through consultation as key to the Stoke Hammond community and should therefore be protected and where possible enhanced to continue their valuable function in the village.

5.69 Policy SH10 will support development proposals that are intended to secure the continuation of facilities that are important to the local community. It is recognised that over time these community buildings and assets may require investment to update and/or increase the size of the facility to support new uses and new users.

5.70 The policy sets out to resist proposals for the change of use of community buildings and facilities for which there is a demonstrable local need. If applications for alternative development

or uses come forward several considerations should be addressed in deciding whether the proposals are suitable including the viability of the existing use, the presence of alternative local facilities and the community benefits of the proposed use.

5.71 In considering applications for residential development, the applicant and council should also consider the need for new community facilities arising from any proposal. Conditions will be imposed on permissions, or planning obligations sought to secure appropriate community facilities, including financial contributions towards existing community facilities, reasonably related to the scale and kind of housing proposed.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through Buckinghamshire County consideration and determination of planning applications for development in the parish.

DEVELOPMENT MANAGEMENT

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

LOCAL INFRASTRUCTURE IMPROVEMENTS

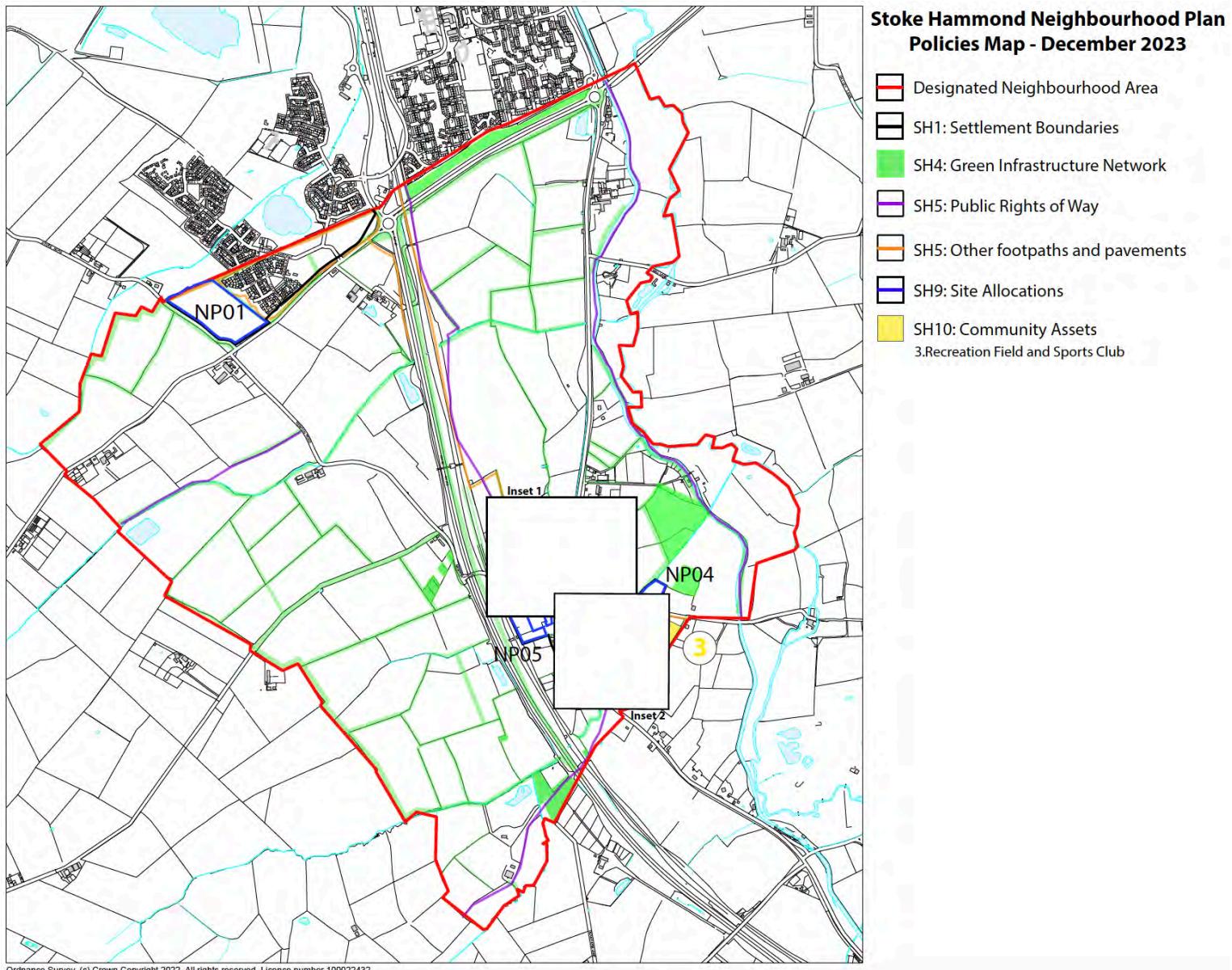
6.3 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities.

OTHER NON-PLANNING MATTERS

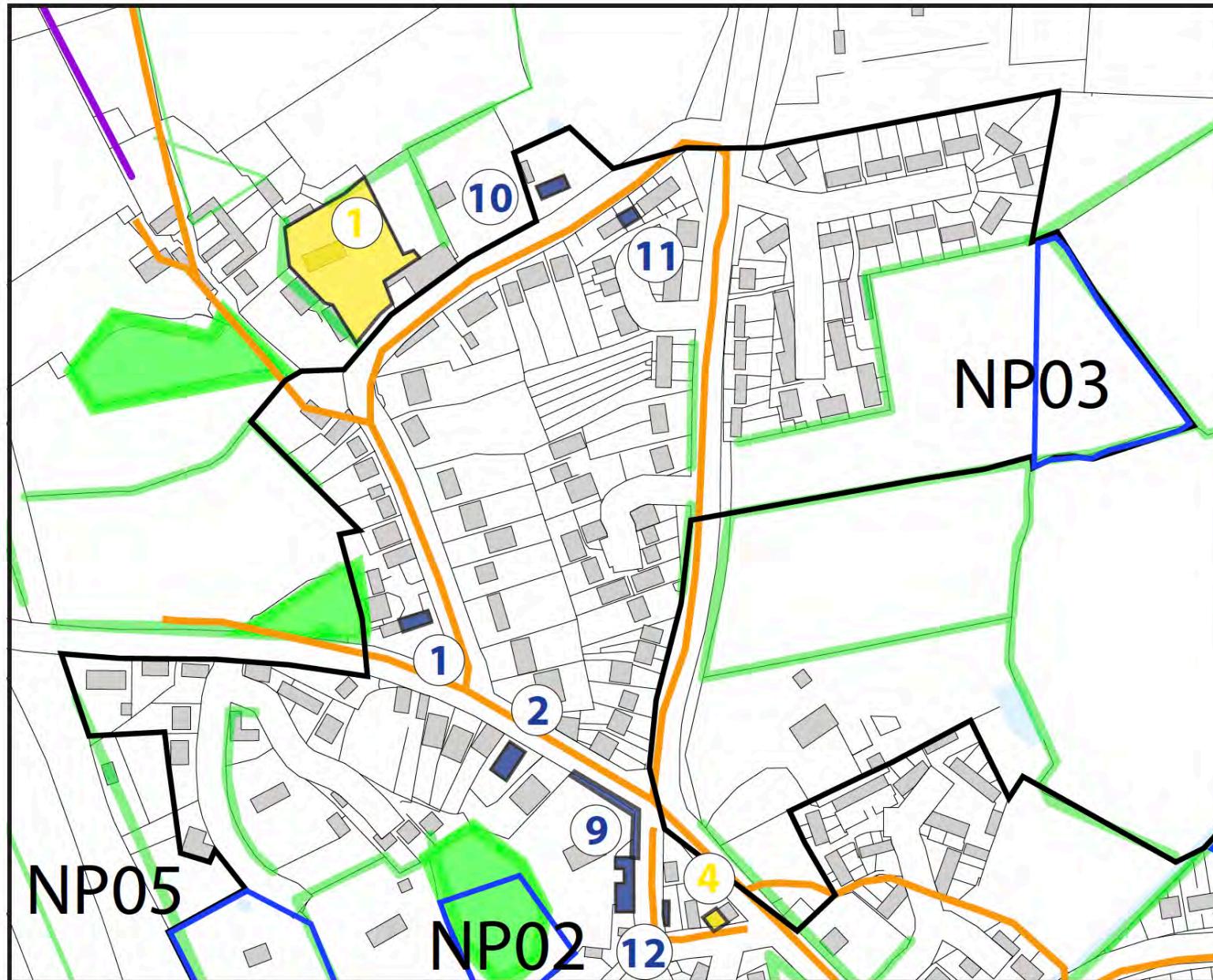
6.4 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Traffic calming along Leighton Road and Fenny Road
- Road Traffic enhancements at Newton Leys South entrance
- Improvements to sports and social facilities to match the growth in size of the parish
- Enhancement of existing infrastructure within the village to a higher standard
 - Bus stops
 - Cycle routes
 - Lighting
- Improving Medical and Dental facilities particularly for the elderly

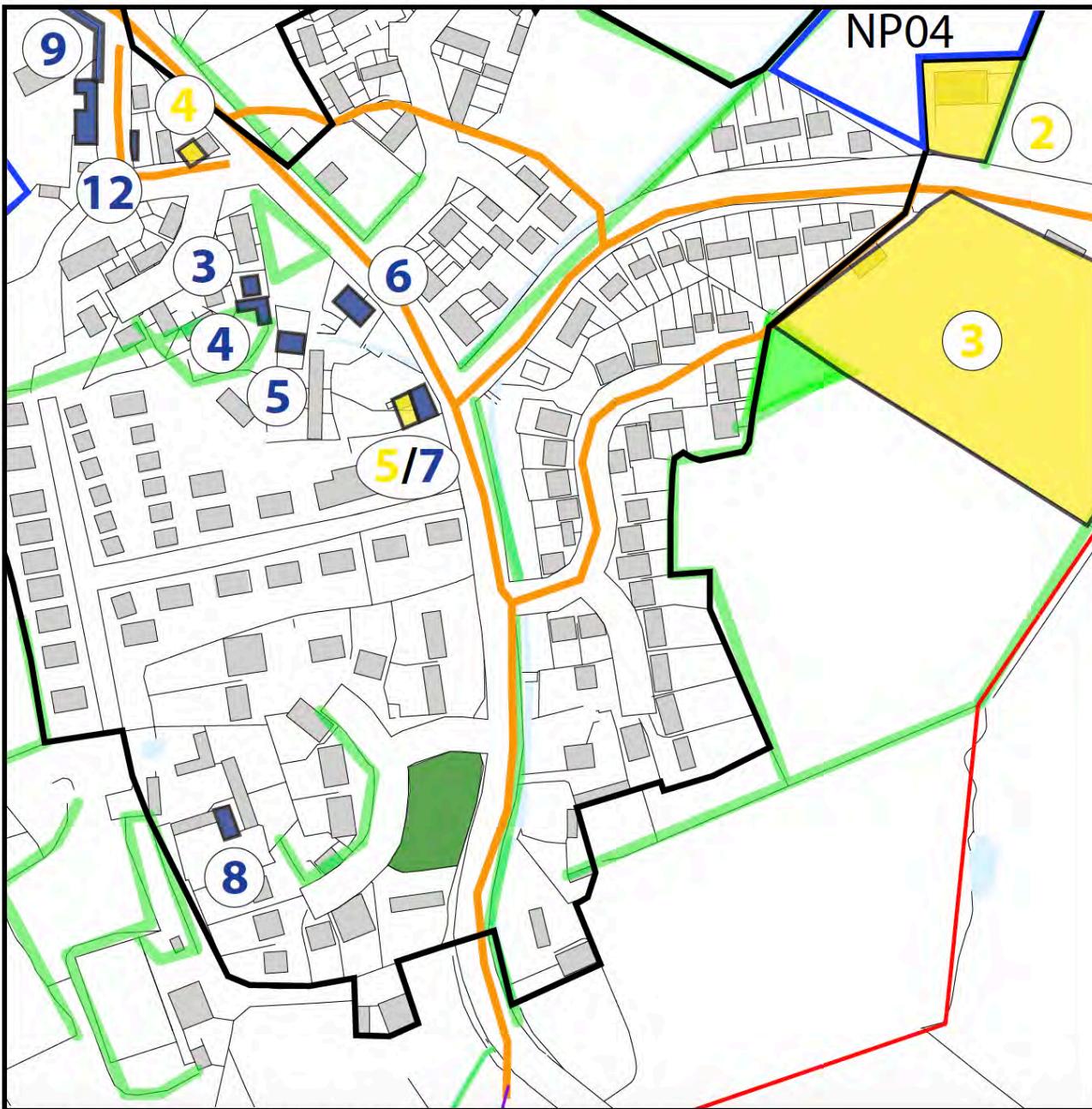
POLICIES MAPS & INSETS



Stoke Hammond Neighbourhood Plan Policies Map - December 2023 (Inset 1)



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Stoke Hammond Neighbourhood Plan Policies Map - December 2023 (Inset 2)

- Designated Neighbourhood Area
- SH1: Settlement Boundaries
- SH3: Local Heritage Assets
 - 3.18 The Green
 - 4.20 The Green
 - 5.Ivy Cottage, 26 The Green
 - 6.36-38 Leighton Road
 - 7.The Dolphin Public House, Leighton Road
 - 8.Mount Pleasant Farmhouse
 - 9.Stoke Lodge Stable Block and boundary wall, Lodge Lane
 - 12.Fernbank, Lodge Lane
- SH4: Green Infrastructure Network
- SH4: Local Green Space
- SH5: Other footpaths and pavements
- SH9: Site Allocations
- SH10: Community Assets
 - 2.Stoke Hammond Community Centre and Play Area
 - 3.Recreation Field and Sports Club
 - 4.Village Shop
 - 5.The Dolphin Public House

APPENDICES

APPENDIX A – DESIGN CODE

Published as separate document within the Evidence Base.

APPENDIX B – LOCAL HERITAGE ASSETS

1. Fountaine House (including rear boundary wall), Church Road

As the name suggests this house was one of the many in the village occupied by members of the Fountaine family. It is said to have been built in 1850. Bernard Fountaine lived in Stoke House, now the Lindens Care Home at the top of Stoke Road. Various family members lived in the key farmhouses during the last 300 years.



2. Wesleyan Chapel/Former Methodist Church, Newton Road

Built in 1927, was actively used by Parishioners until the latter half of the 20th Century. Is now a Plymouth Brethren Chapel.



3. 18 The Green

Formerly the Baptist church and then the village shop until the new one was opened in 1927 on the other side of the green and on the same day as the Methodist Chapel. The New Village shop remains on the new site up until today. The Old House also known as the White House.



4. 20 The Green

Rose Brook Cottage built in 1890 with a dated fascia stone.



5. Ivy Cottage, 26 The Green

Circa 1870 most of the original house remains intact and remains an important aspect of the Green along with 18 and 20.



6. 36-38 Leighton Road

Still looking very similar to when they were built - both said by the current resident to have been built in 1870. Typical of the cottages that existed along Leighton Road when the Mount Pleasant Farm was subject to enclosure in 1874.



7. The Dolphin Public House, Leighton Road

Originally two cottages dating 1695. In 1823 the cottages became a pub and a Blacksmiths and eventually joined to create the pub as it now looks. References exist in 19th Century Newspapers to Auctions and Inquests held in the Pub. Internally recently renovated to a high standard.



8. Mount Pleasant Farmhouse

House. Late C17-C18. Somehow overlooked for listing this house has the same history as Tyrells, Moat, Bridge and Grove. Its name changed in the 1990's when the Mount Pleasant development was built on land that had previously been ancient enclosures in 1774-75 shared by the key landowners in the village.



9. Stoke Lodge Stable Block and boundary wall, Lodge Lane

Built circa 1830 -1840 as stated as the Stables for the owner of Stoke Lodge. Both wings of the stables are now converted to cottages.



10. Rosebank, Old School Lane

Circa 1800, it was originally a small two up two down cottage and has been extended but the original cottage rooms remain and are used.



11. Former Village School, Old School Lane

The first school in village was in 1707 but this school dates 1869 - 1987. Many original features remain including a handsome studded oak door. Alongside this was the Old School House at one time joined with a door leading from one in to the other. The current owner states that both properties were custom built to be a school and Headmaster's house and the building took place circa 1869. There exists a copy of the 'register' listing the very first children to attend the school. The present owner believes that both buildings were converted into residential dwellings in the 70s.



12. Fernbank, Lodge Lane

Built in the 19th Century and along with the stables an important part of historic Lodge Lane.

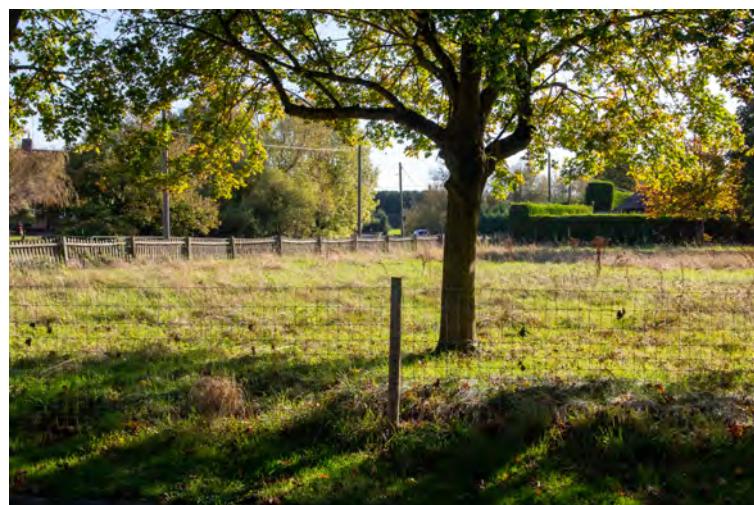


APPENDIX C – GREEN INFRASTRUCTURE ELEMENTS

1. Mount Pleasant Green



Mount Pleasant Green as it should be



Mount Pleasant Green as it is



Mount Pleasant Green in use

2 Distinctive green swathe on East side of Leighton Road alongside the brook



2. Manor Close Green and the Green between Meadowbrook and Manor Close



Manor Close by the crossing



Manor Close Green

3. The Green, Leighton Road which plays a key role in defining the historic core of the village.



4. Sports Field, Bragdenham Side



5. The wide verges alongside the houses in Bragenham Side



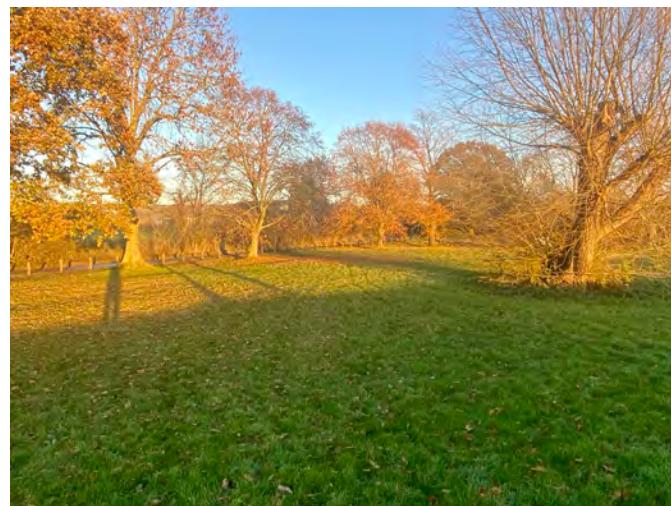
6. The Green verges at the North entrance to the village either side of Fenny Road



7. Old Pond site outside Church.



8. Old Quarry site beside the recreation ground Bragenham Side



9. Green between Dolphin and Clematis Cottage.



11. Wide verges outside Tyrells Manor



APPENDIX D – SCOPING SURVEY REPORT 2022

General

The purpose of the Scoping Survey is to provide a broad perspective on the Planning Issues in play within the Stoke Hammond Parish.

The Parish has approximately 800 residents in Stoke Hammond Village and surrounding areas and 500 residents in the new Newton Leys development.

There were 96 responses to the survey with single figures from Newton Leys. The following feedback is unlikely to be at all representative of the issues felt by Newton Leys Parishioners.

Priority Order of Issues for the Community

Looking purely at the numbers managing traffic impacts were of greatest concern, whilst protecting sensitive landscapes and enhancing community facilities were deemed very important to two-thirds of respondents.

Protecting Biodiversity, preserving heritage, protecting agriculture, and existing buildings maintaining their current feel was deemed very important by 50% of people.

The written comments add some additional clarity. About 40% were in favour of no further development, with 55% suggesting it should be within the village boundaries and 5% recommending building on the edge. Protecting the Villages key green spaces was also given a significant number of mentions.

With respect to Traffic, planning concerns were largely to do with access to new developments and the growing problems or parking within the new estates, on the main road and around the village shop. Very few comments were made with respect to resolving speeding but those that did were strongly in favour of traffic calming measures.

96% of people stated the network of footpaths were important to them, reflecting their significance in people's leisure activities. Over half of the respondents felt there was a need for additional footpaths and the written responses provided details of where these should be. A link to the 3 Locks Pub was particularly desired.

The numbers show that with respect to housing type desired two thirds favoured special housing for the elderly, first time buyers and 2/3-bedroom houses. There was negligible support for the introduction of flats.

Facilities Questions

The numbers showed a universal desire for the return of the Pub (98%). Two thirds favoured a kid's recreational area and a café. Over 50% felt there was a need for a pre-school/Junior School and a chemist.

The written responses relating to teenagers and seniors showed a desire for a meeting place/café specifically for seniors and a youth club facility plus extra sporting facilities for youngsters.

The specific questions relating to the Community Centre demonstrated 50% of people felt it wasn't fit for purpose. The majority of complaints quoting it was too small and that the growing playgroup made daytime use impossible. Similarly, the Sports Club was felt to be too small to provide the full range of sports facilities for the size of our current community.

The playground was largely deemed a good resource although there were some requests for improvements to accommodate older children.

The additional question with respect to the best use of Bragenham Side was largely split between 3 options. Firstly, to maintain as natural green space enabling walking (with and without dogs), picnics, nature activities possibly with an Orchard. The second option was for a multi service building/Community Centre/Village Hall that would be big enough to offer daytime use and a broader range of sports facilities. The third option was to utilize the field to expand outside sports activities such as Tennis and youth football. Other less significant ideas were to use the field as allotments and as parking to support the existing community infrastructure or new ones. Clearly many of these ideas are not mutually exclusive.

The overall outcome on this section is that the existing facilities do not satisfy the community need and that there is scope to extend existing or build new facilities within the community.

Landscape and Heritage

The landscape and heritage questions largely supported the value people put on being part of a village. 88% of respondents thought it very important to protect the local landscape from harmful development and 82% thought it very important to protect local gaps between the parish and surrounding urban areas. On balance landscape was deemed more important than buildings and biodiversity with 58% saying the former was very important and 55% the latter.

In particular the value of village walks was raised in writing by over half the respondents. The Church, Church Road and Old School Lane all received significant mentions and the views across the Brickhills, the Canal as well as those from the church received the most comments.

Potential Development Sites

Only 16% of respondents actually mentioned a potential development site and only 4 areas got more than one mention. These were Bragenham Side, Community Centre and land, the field adjacent to the sports field (not Bragenham Side) and land by the Church where the old buildings exist.

Demographics

Only 57% of respondents added the postcode so its difficult to be precise how representative this is of the whole village geographically.

The age distribution of respondents was

18 – 24 4% 25 – 44 13%

80+

Malcolm Newing 6th March 2022

APPENDIX E – NARRATIVE AROUND THE CALL FOR SITES PROCESS

Narrative around the Call for Sites Process

We wrote to landowners with respect to 37 sites in September 2022. Of these sites 35 were on the fringes of the Stoke Hammond Historic Village and two were adjacent to the new Newton Leys South development.

We received a number of responses and sent a second letter chasing a reply on the 22nd October to the remaining landowners.

The list was initially reduced by 16 around the village and 1 around Newton Leys due to no response being received.

Four responses were received stating they were not interested in the inclusion of their land for this exercise

- 4 Community Association Land
- 6 Bragenham Side
- 24 Box Tree
- 28 North of Grove Farm

We received a response from two landowners for the same plot of land 11/12 Little Acre. One of the landowners included it with their own adjacent site 10 SW Leighton Road. The initial response for site 10 also included land within an adjacent Parish, Soulbury, that was not included as part of our designated Neighbourhood Plan area. The resolution of this was that 11/12 Little Acre remained in the process for the land owners and the adjacent site 9/10 also remained but was reduced with Little Acre and the area in Soulbury Parish withdrawn.

The remaining 11 sites were written to in January 2023 with a request for a simple concept plan that could expand on some of the key features (e.g. housing capacity, means of access) for the site, recognising this would be for a non-strategic development that could be considered against any possible allocation the Parish might receive in the Bucks Local Plan to 2040.

At this stage two further sites fell out 21 Tumbleweed because of a Nil response and 37 Land East of Fenny 2 which was withdrawn.

One further site 11/12 Little Acre was also withdrawn having supplied a premature planning application to Bucks CC in advance of completion of the Call for Sites process.

We were therefore left with a short list of 8 sites.

- 3 West of Newton Leys
- 5 Parish Council Land
- 10 SW of Leighton Road
- 14 Hunters Lodge
- 18 North of Harrup Close
- 19 Back of Orchard End and Meadowside
- 29 North of Old School Lane

- 36 Land of East of Fenney

These sites were sent to AECOM for a strategic environmental evaluation (SEA). At the same time a 2 day Exhibition was held in March 2023 for the local residents to review progress on our plan and to provide a prioritised view on the sites

Information from these two sources was reviewed by the Neighbourhood Plan Steering Group and a final decision taken on the sites to be included in the plan at the October 2023 Steering group.

Three of the sites were withdrawn, all of which were universally unpopular with residents.

- SW of Leighton Road – well outside the recommended village boundary and detrimental to the character of the Southern approach to the village.
- 14 Hunters Lodge – Once again deemed to extend the boundary of the village too far.
- North of Old School Lane – Detrimental to the character of the village on its Northern approach and unsuitable within the conservation area.

This leaves 5 sites for inclusion in the Neighbourhood plan, all with mitigations.

- 3 West of Newton Leys
- 5 Parish Council Land
- North of Harrup Close
- Back of Orchard End and Meadowside
- Land off East of Fenney

Malcolm Newing

Chair Stoke Hammond Neighbourhood Plan Steering Group

APPENDIX F – HOUSING NEEDS ASSESSMENT MANAGEMENT SUMMARY DECEMBER
2022

Stoke Hammond

Housing Needs Assessment (HNA)

Management Summary

December 2022

1. Executive Summary

1. Stoke Hammond is a Neighbourhood Area (NA) located in the local authority area of Buckinghamshire. The Neighbourhood Area boundary covers the areas administered by Stoke Hammond Parish. The entity leading the Neighbourhood Plan is the Steering Group. The Office for National Statistics mid-2020 population estimate for Stoke Hammond is 1,603 individuals, showing an increase of 728 individuals since the 2011 Census – this is (in part) due to significant housing development and population growth in Newton Leys in the north of the NA.
2. Data from the Census 2021 is being released at the local authority level throughout 2022. At present, only population and household data is available, with data on the dwelling stock expected by the end of the year. Data from the Census 2021 at the localised level, including parishes, will not be available until 2023 at the earliest. As such, neighbourhood level HNAs will draw on the latest available data at the local authority level and continue to use other data sets, including Census 2011 and ONS parish projections to build up evidence of demographics at the neighbourhood level. Up to date data is available at the neighbourhood level on the dwelling stock, prices and rents from other sources (including the Valuation Office Agency and Land Registry). As such, most of the data the HNA draws on is not reliant on the Census.
3. There has been significant development in Stoke Hammond since 2011, with Buckinghamshire Council providing completions data from 2011 to 2021 which showed the development of 399 dwellings. Of these, 126 were delivered as Affordable Housing. Again, this is predominantly at Newton Leys. The total quantity of dwellings in the NA is therefore estimated to be 777. As of December 2022, outstanding commitments total 122 dwellings (of which 29 will be offered as Affordable Housing).

Tenure and Affordability

4. This chapter finds that ownership is the most common tenure in Stoke Hammond NA at 73.6% - a percentage that is marginally higher than the Aylesbury Vale mix (71.6%), and significantly higher than the national mix (63.3%).
5. Homes in the Stoke Hammond NA have experienced a high rate of price growth: the median house price has risen by approximately 55.3% between 2012 – 2021. Average earnings in Stoke Hammond Village and in Newton Leys are now generally insufficient for accessing home ownership, making the parish a challenging area for local people to get onto the property ladder. In addition to these challenging conditions around market housing, the Stoke Hammond Neighbourhood Plan Steering Group have received feedback from some residents that their children could not afford housing in the village.
6. The exact level of housing delivery in Stoke Hammond in the future is uncertain. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying

exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

7. There is a substantial group of households who can theoretically afford to rent (if sufficient rented homes are available) but not to buy in Stoke Hammond village.
8. A range of affordable home ownership products, as well as affordable rented housing for those in acute need, are likely to be needed in the NA to extend home ownership to households on average incomes:
 - First Homes tenures at discount levels of 50% appear to be on the margins of affordability for households on average incomes in Stoke Hammond Village. With median and lower quartile prices in Newton Leys even more unaffordable than Stoke Hammond Village, high discount levels will be needed throughout the parish.
 - Shared ownership at a lower than 25% equity share would potentially allow average income households to get a foot on the housing ladder.
 - Rent to Buy is helpful to those with little or no savings for a deposit.
9. When the HEDNA figures regarding the quantity of need for affordable rented housing are pro-rated to Stoke Hammond NA based on its fair share of the population (0.5% of the Aylesbury Vale's population), this equates to approximately one home per annum or 18 homes over the Neighbourhood Plan period (2022 -2040). In addition the AECOM model included in the chapter estimates the number of households might wish to own their own home but cannot afford to – the 'can rent, can't buy' group. The result of the calculation is approximately one (1.3) household per annum who may be interested in affordable home ownership (or 23 for the entirety of the NP period).
10. This HNA suggests a 65% rented to 35% ownership tenure split for new Affordable Housing in Stoke Hammond. In Stoke Hammond, Shared Ownership and Rent to Buy may offer more affordable routes to home ownership than First Homes. For this reason, it would be useful to enable delivery of other forms of affordable home ownership within the tenure mix beyond the 25% minimum allocation of First Homes in national policy.

Type and Size

11. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.
12. This section of the HNA illustrates that Stoke Hammond NA's housing type mix is heavily weighted towards less dense housing types. Detached dwellings are the most common type in both 2011 and 2021, accounting for over two-times more units than the next most common house type in 2021. It should be noted that there has been large population

growth within the north of the NA from 2011, due to (mostly detached housing) development at Newton Leys, which accounted for substantive changes in the 2021 data.

13. Nevertheless, the NA's mix of detached houses is over two times the proportion of England (regardless of whether Newton Leys is separated from the data). The heavy weighting of detached housing in Stoke Hammond NA means that the proportions of all other housing types are lower than the district and nation. This is particularly evident for the proportion of flats – all flat types have significantly lower proportions than the district and nation in this regard. This maybe a problem for the NA which – according to the Steering Group – has concerns for younger residents, to whom accommodation such as flats tend to be more appealing and affordable.
14. With regard to dwelling size, Stoke Hammond NA has a significantly lower proportion of 1-bedroom dwellings, and a significantly higher proportion of 4 and 5+ bedroom homes when compared to AV and England. This results in the NA displaying a 'larger-sized' housing stock than both the district and the country as a whole and adds further pressure on younger residents attempting to purchase smaller dwellings in the NA.
15. Using 2011 Census data, the NA's proportion of individuals in the 45-64 and 65-84 age categories is significantly higher than the borough and national picture. The proportion of people aged 85 and over is also marginally higher than wider averages. This indicates an aging population which may wish to downsize or need specialist housing requirements in future.
16. However, development at Newton Leys appears to have shifted the age profile in the NA as a whole, with a recent increase in younger people.
17. Lastly the HNA analysis suggests that the NA would benefit from a range of different dwelling sizes to maintain choice within the new housing that comes forward, including a particular increase in the proportion of modest sized dwellings to accommodate older and younger age groups and hopefully to improve affordability.
18. If it is considered appropriate for future development in the village to reflect the change in housing options created by Newton Leys, only slight adjustments would be required: primarily to de-emphasise 4-bedroom homes (which were 45% of the mix at Newton Leys) increase the proportion of 3 bedroom homes slightly, and further protect 1-bedroom homes (although these may not be suitable to the historic character of the village if brought forward as flats).

Conclusions - Specialist Housing for Older People

19. There appear to be no units of specialist accommodation in the NA at present. The nearest retirement housing can be found at Wantage Crescent in Wing (Buckinghamshire, LU7 0NH) to the south of the NA, or at Beaverbrook House to the north of the NA in Bletchley. This suggests there may be a case for some specialist provision which is more accessible to residents within the NA, particularly in Stoke Hammond Village itself (although given its strategic size and proximity, Newton Leys may be a more realistic location while also being able to serve any unmet needs arising in the village).

20. Two methods of estimating the future need in Stoke Hammond produce a range of 10 to 22 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it could justify further provision. It should be highlighted that there is no concrete future supply of specialist housing through local plan allocations within the NA.
21. With regards to the breakdown in range between levels of care and tenure, this HNA illustrates that the main unmet need for specialist housing for older people is leasehold sheltered housing, with 13 units estimated to be needed over the plan period. Some of this need may be addressed by ensuring new dwellings are accessible and adaptable rather than through a new specialist scheme. There may be some scope for the Stoke Hammond Neighbourhood Plan to influence accessibility requirements on mainstream housing sites.
22. Local Plan policy H6b provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). Government is considering mandating M4(2) on newly erected dwellings¹, although changes to Building Regulations have not yet been made.
23. The evidence gathered here would appear to justify the Steering Group approaching the LPA to discuss setting requirements on accessibility and adaptability at a district/borough level. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
24. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.
25. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for a number of reasons, as follows:
 - so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
 - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
 - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.

¹ See [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/publications/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response)

26. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist older persons housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
27. Although there is no allocation through the Local Plan, Stoke Hammond is classified as a medium village in the Settlement Hierarchy and falls into the 'Land northeast Aylesbury Vale' category within Policy S2.
28. It is considered that Stoke Hammond is, in broad terms, a suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, there is potential for such accommodation to be provided within the Neighbourhood Area (while noting there is no specific requirement or obligation to do so if there is potential to meet need arising from Stoke Hammond in other suitable locations near to but outside the Plan area boundaries).
29. As noted above, the volume of development at Newton Leys may also make it an appropriate location for such development, if this is not already planned, and this would have the potential to meet the needs of the village without long-distance moves.
30. Where it is considered for any reason desirable to meet some of the specialist need outside the Neighbourhood Area boundaries, there will be a degree of overlap between the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself.

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