

AYLESBURY VALE DISTRICT COUNCIL

Planning Services

Please ask for: Planning Policy

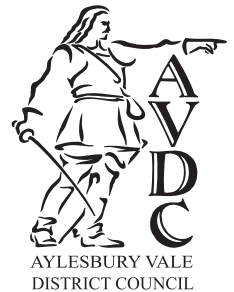
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Our Ref: neighbourhoodplans/Stewkley



Wednesday 3 January 2018

Dear Neil,

Stewkley Parish Neighbourhood Plan SEA Scoping Report

Thank you for consulting AVDC on the draft Stewkley Parish Neighbourhood Plan SEA Scoping Report. The council commends the hard work and commitment to delivering sustainable growth which the Stewkley Parish Council and Steering group have maintain throughout the plans development.

The neighbourhood planning officer and a senior planning officer at AVDC have reviewed the documentation provided to us. We believe the scope of the report in its draft format is proportional to the task at hand, however we are likely to have further comments at pre-submission once the SEA has been undertaken in relation to the sites chosen for allocation. Please find our comments regarding the proposed sites attached in Table 1, appendix A.

If you have any questions please get in touch

Yours sincerely

Stephanie Buller,
Neighbourhood Planning Officer, Aylesbury Vale District Council



Appendix A

Table 1; comments from AVDC officers relating to the Stewkley SEA Scoping Report

Page No & section	Comments
Overall document	Might be worth extending this assessment to incorporate the SA element for a more comprehensive study to support the plan. Given the number of potential allocations we have discussed and their spatial spread across the village cumulatively there maybe significant impacts. By assessing them through an SA methodology it may identify opportunities for greater mitigation to improve the nature of such future developments.
Overall	Again we reserve the right to provide further comments on the SEA at the pre-submission stage once the proposals for allocation have been incorporated.
Overall	It would be useful to the readers if all the tables and maps had figure numbers. Better for referencing and navigation.
Page 7. Housing Bullets 1&2	<ul style="list-style-type: none"> • Encourage smaller scale developments which respect the 'linear' nature of the village's built form. • Construct a secondary build line to provide context to the new developments and to place an acceptable limit on incursion into countryside and green spaces. <p>The above two bullet points are contradicting one another a secondary build line would contrast the desire to respect the linear nature of the existing built form. It would also have a impacts on existing residents. It may also open up options for backland development, also raises access issues.</p>
Page 9. Section 4 para 2	<p>Minor typo – existing is missing an X.</p> <p>The village of Stewkley has limited available sites within its current 'built' boundary to meet the demand for homes required by its *existing residents, as projected over the next 20 years.</p>
Page 13. Section 8 Assessing the impact of policies	<p>Table 2. (on this page)</p> <p>It would be beneficial to include those alternatives</p> <ol style="list-style-type: none"> 1. do nothing VS allocation 2. differing allocation options 3. differing spatial strategy options (see the Waddesdon SA/SEA for an example of that which has been done very effectively) 4. differing housing figures for growth – this is a good one for you to demonstrate because when the valp no's went down you consulted again and found that the village wanted to keep the same housing number for growth.