

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

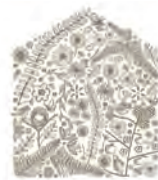
Query	Response
<p>Please comment on the representations of Village Foundations.</p> <p><i>Village foundations – Developer/landowner expresses concerns about the text which indicates the aim to limit sales of new dwellings to local residents only and would like this requirement removed or if not limited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

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

CONSULTATION

LAND EAST OF WING ROAD, STEWKLEY

NEIGHBOURHOOD PLAN ALLOCATION NP07



Village
Foundations

Village Foundations are consulting on the proposed development for 15 dwellings on land east of Wing Road, Stewkley.

There will be a virtual presentation on **Wednesday 14 April at 7pm** to which all members of the public are invited to join.

Policy STK3 of the 2020 Neighbourhood Plan allocates this site to come forward for the development of approximately 15 dwellings.

Village Foundations have been working with the Neighbourhood Plan Group since 2017 to demonstrate how this site can come forward for residential development and support the aspirations of the Plan.

The latest proposals will include:

- 15 dwellings in a mix of 2, 3 and 4 bed homes
- 25% (4) affordable homes
- Use of red brick, slate and plain red tiles
- Off-street car parking for all dwellings
- Visitor car parking
- New traffic calming measures on Wing Road
- All dwellings will be 2-storey with the exception of 2 single storey dwellings
- New tree and hedgerow planting



Layout showing how the site can accommodate 15 dwellings.

The full planning application is being submitted after Easter and will be available for comment once validated by Buckinghamshire Council.

To join the virtual presentation please contact Village Foundations to request a link using the details below.

Village Foundations value your opinions and interest and can be contacted on **info@villagefoundations.co.uk** or contact us on the details below:

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VILLAGE FOUNDATIONS

Date: 05 July 2019
Our ref: 286191



Aylesbury Vale District Council

BY EMAIL ONLY

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Dear Sir/Madam,

Planning Consultation: Stewkley Neighbourhood Plan

Thank you for your consultation on the above dated 14 June 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.

In our review of the Stewkley Neighbourhood Plan we have a few comments to make which are outlined below.

Natural England request that Warren Farm Site of Special Scientific Interest (SSSI), and areas of priority habitat are duly considered within the Plan. Paragraph 174 of the NPPF states '*to protect and enhance biodiversity, Plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including...national and locally designated sites of importance for biodiversity. Promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species*'. We request additional policy wording to reflect the Plan's compliance with the above.

We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 170 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the parish".

The recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Further Recommendations

Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:

- Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Please also take into consideration that the Vale of Aylesbury Local Plan includes a requirement to provide a minimum of 50% green infrastructure for developments. This should be reflected in Policy NE1, and expanded to include the entire Plan area, rather than only those sites captured in the Green Infrastructure audit. Annex A provides examples of Green Infrastructure;
- Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

Strategic Environmental Assessment

Natural England are satisfied that, following amendments made following our letter dated 31st January 2018, the SEA now sufficiently covers the areas that are of interest to our remit. Natural England are satisfied that there will be no adverse environmental impact as a result of the Plan's policies on Warren Farm Site of Special Scientific Interest (SSSI), due to there being no public access to the site.

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Yours sincerely

Eleanor Sweet-Escott
Lead Adviser – Sustainable Development
Thames Team

Annex A - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural Environment Information Sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural Environment Issues to Consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species and habitat

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forest Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances

Biodiversity net gain

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve biodiversity. The NPPF section 109 states "*the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible*". Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹³ and the environment bank biodiversity impact calculator¹⁴. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas> Note; the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

¹⁴ <http://www.environmentbank.com/impact-calculator.php> , and http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=0ahUKEwj7vcbI0aDQAhVMDcAKHb8IDEUQFggsMAI&url=http%3A%2F%2Fconsult.welhat.gov.uk%2Ffile%2F4184236&usq=AFQjCNFfkbJJQ_UN0044Qe6rmiLffxckg

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹⁵.

Green Infrastructure, Improving Your Natural Environment.

Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.

Your plan or order can offer exciting opportunities to enhance your local environment through inclusion of GI. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained, connected, enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath with landscaping through the new development to link into existing rights of way or other green spaces.
- Restoring a neglected hedgerow or creating new ones.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Considering how lighting can be best managed to encourage wildlife.
- Adding a green roof or walls to new or existing buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁶).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

¹⁵ <http://publications.naturalengland.org.uk/publication/35012>

¹⁶ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Green Roofs

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife.

We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions.



Stewkley Parish Neighbourhood Plan 2013- 2033

Key Open and Green Spaces Report



Published by Stewkley Parish Council to accompany the Submission Stewkley Parish Neighbourhood Plan under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU directive 2001/42 May 2017

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1. Introduction

This report has been prepared for the purposes of, and to accompany, the Submission version of the Stewkley Parish Neighbourhood Plan. This report sets out the conclusions of Stewkley Parish Council regarding sites to be designated as Local Green Spaces and the reasons for their inclusion.

2. National Planning Policy Framework

2.1 For a site to qualify for designation as a Local Green Space, it must meet each of the following criteria, which are set out in paragraph 100 of the National Planning Policy Framework (NPPF) 2019.

2.2 These require that the site in question:

- Is in reasonably close proximity to the community it serves;
- Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- Is local in character and not an extensive tract of land.

3. Methodology

3.1 In the early stages of the Neighbourhood Plan's preparation the Parish Council established a steering group to oversee its development. The steering group was responsible for collating the evidence required to inform the plan, developing the content and consulting with the community. Nine Working Groups were formed to carry out investigations, gather evidence, consult with local people and begin to identify policies. The working groups covered the following themes:

Working	Group	Titles
Amenities	Conservation and Heritage	Elderly and Disabled
Planning and Landscape	Schooling	Sports and Recreation
Business	Transport and Infrastructure	Youth

The Planning and Landscape Group sought to address the fundamental question, "What green spaces matter most to our community and why and undertook a Green Infrastructure Audit to capture in detail Stewkley's key open spaces, which add to its unique character. These include a series of heritage, recreational green spaces, non-recreational green spaces and heritage spaces as set out in the tables under Sections 4 – 6 below.

4. Heritage

Stewkley has a rich and varied history. The Heritage sites are important as a reminder of the key areas that have made the Parish what it is today. It is therefore important that these sites remain substantially in their current state.

Name	Description	Details
Littlecote Medieval village	A scheduled Ancient Monument comprising the settlement earthworks of the medieval hamlet of Littlecote, or Lidcote, mentioned in Domesday Book and located 2.5 kms south-west of Stewkley.	Significant as the location of a medieval hamlet forcibly deserted in 1507 when the local landowners decided to abandon traditional manorial agriculture and enclosed their lands for sheep rearing, evicting the tenants from their homes.
Stewkley War Memorial	The Memorial and garden surrounding on its 'traffic island' lists all those Stewkley residents that have fallen in the two world wars.	At a key node in the village dividing High Street South and High Street North and linking to Soulbury. It is the focus of Remembrance Day.
St Michael's (1150AD) Church + Churchyard	Grade I Listed St Michael's Church is a remarkable and internationally renowned example of Romanesque ecclesiastical architecture, described by Sir Nicholas Pevsner (1994) <i>The Buildings of England: Buckinghamshire</i> , as "....possibly the finest example of original Norman ecclesiastical architecture in England." It stands, little altered, in its churchyard at the centre of the village, and in the heart of the Stewkley's Conservation Area.	The churchyard is key to this 'nationally' important building. With many fine examples of mature trees, it houses the graves of many of the existing community's ancestors including those that have fallen in the two world wars. It creates a beautiful, tranquil setting that is well maintained by the church community. Its importance means that it should remain intact without alteration.
Moated Earthworks	A scheduled Ancient Monument comprising a medieval moated site and hollow-way that lies 200m to the south-west of St Michael's Church in the gardens of Tythe House.	A central island with ditches and moat retaining water on three sides, with adjacent hollow-way to the north-west of the moated site, which linked nearby St Michael's Church to the scheduled deserted medieval settlement of Littlecote, 2.5kms to the south-west. It is this relationship, together with its setting and surroundings, which make the site of prime significance.
Warren Farm Quarry	An old stone pit where the underlying strata remains exposed, located 1km south-west of the village off Dunton Road, not worked commercially since Edwardian times.	The hilly outcrop of Portlandian Limestone is one of very few in Buckinghamshire and was a minor source of local building stone. Known to the Normans, it was the source of the rubble limestone used in the elevations of St Michael's Church.
Drover's Way	750m of the former route of an Old Drovers' way remains in the parish, crossing High Street North at Pond House, continuing via Ivy Lane and east along the wide Garners Lane.	Until the 19 th century, farmers herded their livestock along this ancient track from as far afield as Wales to Smithfield Market in London. The sites of two ponds providing water for animals remain along its path.

Dunton Road Brickfields and Kilns	The remains of two brickyards and kilns along Dunton Road, 1km south-west of the village, which closed during the Second World War.	The underlying clay of Stewkley provided raw material for brickfields and two brickyards, owned by the Bliss and Hedges families, provided local employment and produced the distinctive Stewkley red brick and tiles which adorn many buildings in the village.
Airport Monument	The airport monument is located a mile outside the village on the Dunton Road at the site called 'The Spinney' (see recreational spaces below).	The Spinney is the location of the memorial to the Community 'battle' to prevent London's third airport being located in Stewkley.

5. Recreational Green Spaces

Name	Description/Location	Details
Recreation Ground	<p>Approx. 3 ha of multi-use grassed area located off Soulbury Road.</p> <p>The site comprises an open grass area marked out for football and cricket, with children's play area, adult fitness equipment, tennis courts, all-weather space, outdoor toilets and a brick built pavilion.</p>	<p>A key recreational, sporting space for the village providing a hub for football, tennis, cricket practice, games and tournaments.</p> <p>It also provides a key space for the annual music festival and organised barbecues. It is used daily for walking, running, dog walking and general recreation.</p>
Football Field	Approx. 2 ha, adjacent to the recreation ground, the field also contains storage sheds for equipment and machinery.	This field was purchased by the Stewkley Recreation Association to meet the increased demand for pitches.
Stewkley Wildlife Reserve	Approx. 2.6 ha -adjacent to the football field in the recreation ground, the reserve is contained in three small meadows. Two were historically allotments known locally as Church furlong, and the other was known as 'The Jackdaw' field.	These 3 fields are a valuable wildlife resource and are some of the only remaining unimproved meadows in the parish. Two of the fields were designated as Local Wildlife Sites in 2005.
Griffin Field green space	A green area of approx. 0.1 ha on the boundary between Griffin Field and the neighbouring Manor Road development.	The area is laid to lawn with trees and is used as a recreational area by residents and play area for children.
St Michael's School playing fields	Approx. 0.75 ha grassed playing fields providing play and sports facilities for the local Primary School.	A village fair has been held here on a number of occasions.
Airport Monument and Spinney	Approx. 2.2 ha of managed woodland, the Spinney is divided into three "petals" that straddle the junction of roads to Dunton and Cublington.	The Monument Petal has been fully restored; the westerly Kingsbridge Petal has been largely left to nature; the northern Penton Farm Petal is providing an ideal location for Stewkley Explorer Scouts' countryside activities. A variety of Stewkley groups can regularly utilise the wonderful space for activities, adventures and learning.
Allotments	Approx. 0.65 ha site on Soulbury Road opposite Walducks Farm.	The Diocese of Oxford owns and manages the allotments and has given a long term commitment to maintaining the site.

6. Non- Recreational Green Spaces

Name	Description	Details
Parish Council Lawn Cemetery	Approx. 0.27 ha landscaped area adjacent to St. Michael's Church and the Recreation Ground.	St Michael's Churchyard is now 'full' and this piece of land is the location for all new burials for the village. A further plot within the recreation ground between the lawn cemetery and the car park has been identified to meet future capacity. This will reduce the space available for general recreation.
Fishweir	A small green space adjacent to Chapel Square and the school.	This green space has a number of mature trees.
Stockall Tiger Island	A small green space that fronts onto High Street North with an access road to the houses behind.	This green space has a number of mature trees.
Sycamore Close	A small green space in front of homes and a green space between Scyamore Close gardens and High Street North gardens	Whilst not formally recreational space, this green provides a play area for local children.
Chapel Square Island	A green 'oasis' central to the village	Historically used for May Day celebrations
Grass verges and islands	A number of grassed areas exist between the pavement and the road and in areas around junctions.	These well maintained grass areas give character to the village and are occasionally planted with small trees, shrubs and bushes.

7. Criteria for Inclusion

To arrive at our interpretation of the criteria for the proposals for Local Green Spaces listed in the Neighbourhood Plan, the following have been taken into consideration:

Features Specific to Stewkley:

7.1 Landscape

The landscape character of Stewkley, although evolved over centuries, has little changed.

7.2 Overall Character and Qualities:

A linear wooded ridge, surrounded by sky dominated, open field landscape, patterned by regular fields.

7.3 Characteristic features:

- Dominant sky and uninterrupted, far reaching views
- Level plateau farmland becoming gently sloping and undulating clay lowland
- Well defined regular pattern of small to medium sized open fields radiating 90 degrees to ridge and linear village
- Fields – medieval origin – some 'ridge and furrow' remain, 'hedge and ditch' with hedgerow trees
- Hedge and ditch lined straight roads
- Mixed arable and permanent pasture of working farms

7.4 Maps of c1770, c1913 and c2001 show the rural landscape character of Stewkley little changed.

- Countryside remains very close to the spine of the village
- Settlement confined to the ridge, save small clusters or cul-de-sacs set 90 degrees to the main thoroughfare
- Patterns of development small scale
- Households abut directly onto the surrounding farmland
- Views down short lanes/streets and distinct gaps between buildings bring the countryside INTO the village and keep the attachment. This is evident even in recent developments of Dove Street, Orkney Close and Walducks Close
- Topography, aspect and location enabling far reaching uninterrupted rural views
- Direct, quick, easy pedestrian access into the countryside

7.5 Rights of Way

For a village, Stewkley has an unusual abundance of footpaths and permissive paths. There are 35 definitive public rights of way in the Parish and BCC created a series of permissive paths on the Kingsbridge Estate which is now owned privately. There is a CC Circular Walk based on Stewkley, and the Cross Bucks Way also passes through the Parish. There is also a Centenary Walk. No dwellings are more than a few hundred meters from the network.

8. Policy and Precedence

The Accessible Natural Greenspace Standards (ANGst) sets a range of accessibility standards for natural sites and areas within easy reach of peoples' homes. In particular, ANGst recommends that everyone, wherever they live, should have an accessible natural green space of at least 2 hectares (5 acres) in size, no more than 300 metres (325 yards or 5 minutes' walk) from their home. These criteria also form part of the framework contained in the Vale of Aylesbury Green Infrastructure Strategy (2011-16). See Appendix 1.

9. Inclusion Summary

Whilst many sites were originally considered for potential designation as Local Green Spaces, those proposed for designation fell into one (or more) of three distinct categories:

- a) Pockets of land within Stewkley's "built environment" which are considered most vital to providing some tranquillity, and which help to create a more 'open' feel within the village;
- b) Sites used for sports and other recreational activities and/or of specific heritage value; and/or
- c) Sites on the immediate periphery of the Stewkley Settlement Boundary offering public access (footpaths) which are demonstrably special to the local community and are used for local leisure and dog walking, many having historical, landscape or wildlife importance.

10. Local Green Space Designation

The following Local Green Space designations, detailed in the table below, are hereby proposed:

Local Greenspace Name	Landowner*
Littlecote Medieval village	Local landowner
Stewkley War Memorial	Stewkley Parish Council
St Michael's (1150AD) Church + Churchyard	Diocese of Oxford
Moated Earthworks	Local landowner
Warren Farm Quarry	Local landowner
Drover's Way	Local landowner and Buck County Council
Dunton Road Brickfields and Kilns	Local landowner
The Recreation Ground	Stewkley Parish Council
The Football Field (adjacent to the Recreation Ground)	Stewkley Recreation Ground Association
Stewkley Wildlife Reserve	Stewkley Parish Council
Griffin Field Green Space	Hightown Housing Association
Airport Monument and Spinney	Bucks County Council
Parish Council Lawn Cemetery	Stewkley Parish Council
Fishweir Green Space	Bucks County Council
Stockall Tiger Island	Aylesbury District Council
Sycamore Close Green Space	Aylesbury District Council
Chapel Square island	Bucks County Council

*note table headings (bold type) added to aid accessibility on website not in Parish councils original response

11.Site Assessment Summary (with reference to NPPF Paragraph 100)

Local Green Space Designation	Is in reasonably close proximity to the community it serves	Is demonstrably special and holds a particular local significance, e.g. because of its beauty, historic significance, recreational value tranquillity or richness of its wildlife	Is local in character and not an extensive tract of land
Littlecote Medieval village		Yes, because of its historic significance	
Stewkley War Memorial	At the geographical centre of the village of Stewkley	Yes – historic and community significance	Yes –located on a central traffic island
St Michael's (1150AD) Church + Churchyard	At the geographical centre of the village of Stewkley	Historical location for the 12 th Century St. Michael's Church containing ancient graves and monuments. Of national historic and architectural significance. A peaceful location for parishioners to visit.	Yes
Moated Earthworks		Yes, because of its historic significance	
Warren Farm Quarry		Yes, because of its historic significance.	A source of local building materials
Drover's Way	Part of the local footpath network, central to the village of Stewkley	Yes, because of its historic significance	
Dunton Road Brickfields and Kilns		Yes, because of its historic significance (local employment and source of building materials)	
The Recreation Ground	At the geographical centre of the village of Stewkley	A Parish questionnaire established the recreation ground as most valued asset to the community	
The Football Field (adjacent to the Recreation Ground)	At the geographical centre of the village of Stewkley	Regularly used at weekends by adult and junior teams	
Stewkley Wildlife Reserve	A short walk from the recreation ground	These 3 fields are a valuable wildlife resource and are some of the only remaining unimproved meadows in the parish, designated as Local Wildlife Sites in 2005.	
Griffin Field Green Space	Adjacent to homes in the south of the village of Stewkley	Important, safe environment for local children to play	Yes
Airport Monument and Spinney	At the western edge of Stewkley Parish with good access	Stewkley groups regularly utilise the wonderful space for activities, adventures and learning.	
Parish Council Lawn Cemetery	At the geographical centre of the village of Stewkley	Burial place for the parish – a peaceful location for residents to visit	Yes

Local Green Space Designation	Is in reasonably close proximity to the community it serves	Is demonstrably special and holds a particular local significance, e.g. because of its beauty, historic significance, recreational value tranquillity or richness of its wildlife	Is local in character and not an extensive tract of land
Fishweir Green Space	A 'natural' wedge between 2 lines of houses central to the village	Yes - wildlife 'finger' reaching in from the countryside	Yes
Stockall Tiger Island	Adjacent to homes in the north of the village of Stewkley	An important green space providing a natural break between homes and highway	Yes
Chapel Square island	A green 'oasis' central to the village	Integral to the character of the core of the village historically used for May Day celebrations	Yes
Sycamore Close Green Space	Adjacent to homes in the north of the village of Stewkley	Important, safe environment for local children to play	Yes - integral to unifying the streetscape character of the Square

12. Neighbourhood Plan Policies

12.1 New Development should:

- Uphold, enhance and conserve the existing rural landscape character
- Maintain the quality currently enjoyed by the community
- Ensure new residents enjoy the same quality
- Concur with the Stewkley settlement pattern
- Design and site layout to increase householders interaction and enjoyment of their countryside

12.2 Aims

- To use 'Pause Points' to highlight and encourage even more residents to use the footpaths, recreation ground and other facilities even more frequently
- To increase safe pedestrian movement in and around the Parish
- To increase awareness and interest in the Nature Reserve
- To develop further some existing, varying-sized, circular routes. e.g. The Spinney Walk
- To possibly develop cycle routes within the footpath network
- To improve the entrance and increase access to the recreation ground and play areas
- To encourage and increase outdoor activity groups – walking, running, cycling, fitness, nature watch etc.

12.3 Policies:

Policy STK9: Local Green Spaces

The Neighbourhood Plan designates the following as Local Green Spaces, as shown on the Policies Map at Appendix 2:

- All Heritage spaces
- Recreation Ground and Football Field
- Wildlife reserve
- Airport monument and spinney
- Parish Council Lawn cemetery
- Green spaces at: Griffin Field, Sycamore Close, Fishweir, Chapel Square and Stockhall Tiger Island

Proposals for development of the land will be refused unless very special circumstances can be demonstrated. Proposals adjoining the land must be able to demonstrate that they will not compromise its special value to the community.

Policy STK10 : Local Amenity Land

The Neighbourhood Plan identifies Local Amenity Land as shown on the Policies Map. Development proposals on the land will only be supported if they do not undermine its local amenity value or, if the loss of value is unavoidable, they will deliver either a compensatory community benefit of each value or new local amenity land of equal value within the village. Proposals adjoining the land must be able to demonstrate how their proposal has been integrated with the open space and how it will not compromise its amenity value.

Policy STK11: Important Views

The Neighbourhood Plan identifies Important Views on the Policies Map. Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.

Policy STK12: Biodiversity

Development proposals must demonstrate that they will have no significant adverse effect on existing biodiversity and will deliver a biodiversity gain. Specific regard must be had to the protection and improvement of habitats of locally notable species. The layout and landscape schemes of development proposals should where relevant include open green space, wild green space, allotments, green walls, roofs and other means of connecting habitats. Development proposals located within or adjacent to the designated Site of Special Scientific Interest at Warren Farm, Stewkley will be resisted.

12.4 Recommendations (Community Action Projects):

Gateways to Village

Create physical 'symbols' to identify the entrance to the village to signify a change in speed for vehicles as shown on the 'Key Open Spaces' illustration below.

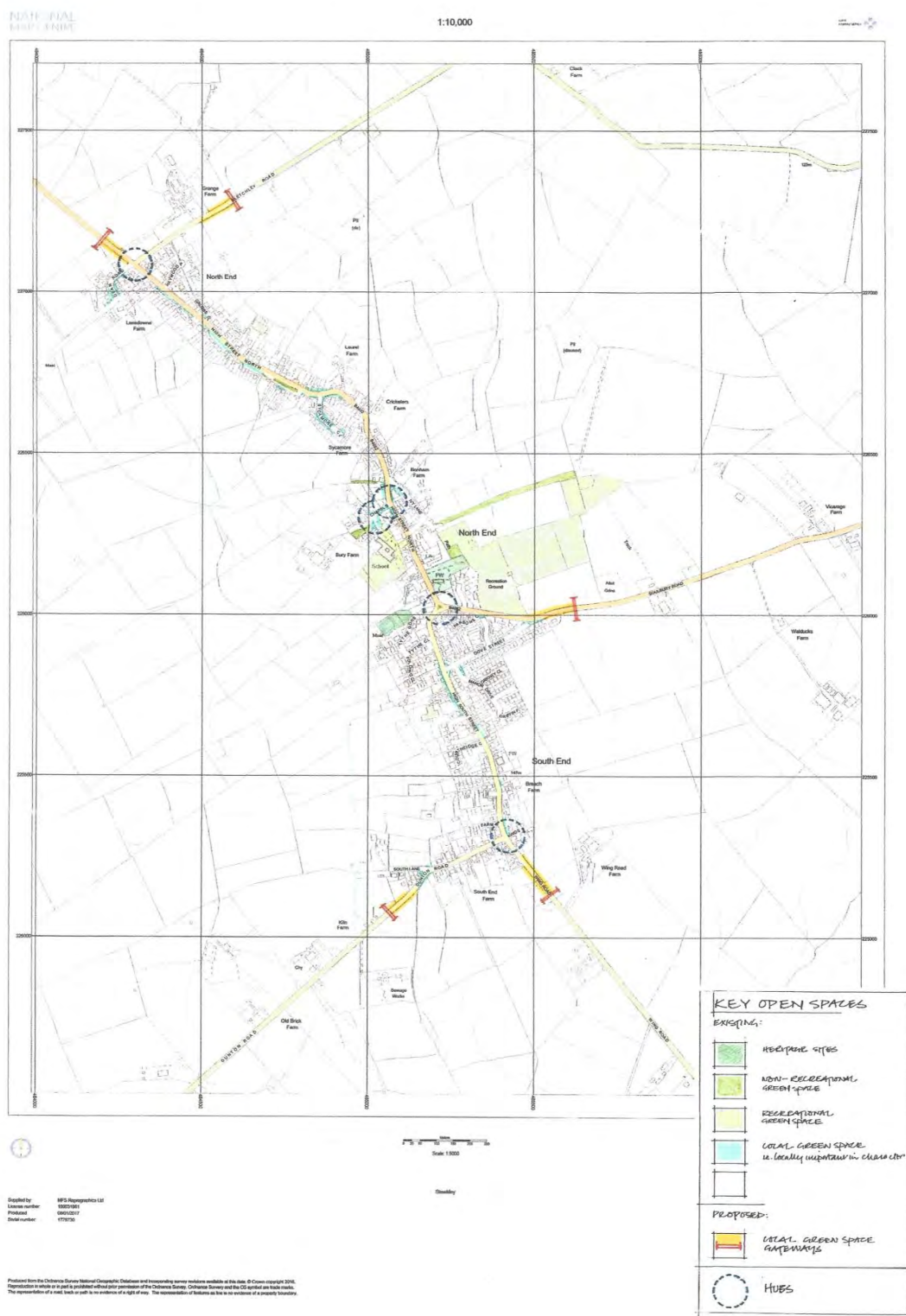
Local 'Hubs'

Celebrate the key nodal/road junctions in the village with enhanced landscape planting, street texture change (raised table/cobbles) and pedestrian crossings as shown on the 'Key Open Spaces' illustration below.

The village of Stewkley is one of the longest villages in the country. It does not have a traditional 'heart space' of a village green due to its formation from four key house 'estates' along the main road through. This proposal aims to celebrate the key nodal/ road junctions in the village whilst enhancing the character of the village. It also provides a signal to vehicles passing through that they have entered a village where pedestrians are crossing and speed restrictions apply

- Dunton Road/ Wing Rd/ High Street South – A key entrance hub for the village
- War Memorial/ St Michaels Church – The faith/ remembrance hub
- The Swan/ Village Hall – The key heart space of the village. A key social hub of the village
- Bletchley Rd/ Mursley Rd/ High Street North - A key entrance hub for the village

Illustration 1 –Key Open Spaces, showing hubs and gateways



Recreation Ground

A popular recreational, sporting and dog walking hub for the village itself. Key enhancements proposed :-

- Upgraded toilet facilities
- Upgraded children's play equipment
- All-weather pitch
- A further cricket practice net
- A pathway to link the 2 car parks thereby enabling 'all year around' community access for parking when using the Scout Hut or a safe pathway for parking for St Michael's School pick-up/ Drop-off

Appendix 1 - Accessible Natural Greenspace Standards

Accessible Natural Greenspace Standard (Natural England, 2003) is considered as a national benchmark and is accepted as forming part of government guidance on strategic greenspace provision and having the best fit to green infrastructure (GI) planning and assessment. The standard emphasizes the importance of communities in towns and cities having easy access to different sizes of natural and semi-natural greenspaces close to where they live and provides two measures of analysis based on scale (sizes of green space provision) and catchment (representing the zone of influence of a provision and the distance that people are prepared to travel). The ANGSt model states:

- no person should live more than 300m from their nearest area of natural greenspace of at least 2ha in size, and
- that there should be least 2ha of accessible natural greenspace per 1000 population
- there should be at least one accessible 20ha site within 2km of people's homes
- there should be one accessible 100ha site within 5km of people's homes
- there should be one accessible 500ha site within 10km of people's homes
- there should be 1.4ha per 1000 population as incidental open space
- there should be 2.4ha per 1000 population as major open space

Aylesbury Vale Green Infrastructure Strategy aims to ensure that high quality GI is delivered which is accessible, attractive for residents and visitors to the Vale which conserves and enhances the Vale's special natural and historic environment, its wildlife and its landscape.

The nine strategic aims are

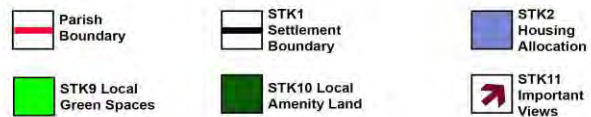
1. To achieve a shared vision for GI across Aylesbury Vale. It builds upon the opportunities and constraints identified in the Buckinghamshire GI Strategy and the principles established in the Green Infrastructure Guide for Milton Keynes and South Midland (Environment and Quality of Life, 2005). It seeks to encourage the public, private and voluntary sectors to work in partnership to direct improvements to existing GI and in the design of new GI, including sites that are adjacent to and cross the boundaries of the District.
2. To address the GI deficit in Aylesbury Vale through underlining the need for standards for provision in new and existing communities, providing quality of life benefits to residents and visitors and underpinning the concept of sustainability.
3. To set out principles which are applied to all new GI and to existing sites, to deliver high quality design and management.
4. To guide the provision of GI to achieve high quality multi-functional sites and maximising the implementation of the seven key functions.
5. To ensure that GI is properly considered in the strategic and detailed planning of growth through setting in place principles for its provision.
6. To secure community engagement and inspire a sense of place, ensuring that the needs and wishes of local people are taken into account in the design, enhancement and management of sites.
7. To provide a framework for investment in GI and to guide priority setting for the provision of new GI and the enhancement of existing sites.
8. To raise the profile of GI and highlight its value to developers, Councillors, community organisations, statutory bodies, the farming community, residents and visitors.
9. To encourage GI providers to measure public satisfaction and determine future need by quality audits and application of District-wide standards to their provision.

Appendix 2 - Policies Map Inset 1



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**Stewkley Neighbourhood Plan
Submission Policies Map Inset 1**



Appendix 2 - Policy Map –Inset 2



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**Stewkley Neighbourhood Plan
Submission Policies Map Inset 2**



