

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

CONTENTS

1. Introduction	1
2. The consultation process	3
3. Consultation responses	6

APPENDICES

CS1	Neighbourhood Area designation
CS2	Neighbourhood Plan Team Terms of Reference
CS3	Consultation Event – Poster – August 2015
CS4	Consultation Event – Flyer – August 2015
CS5	Presentation to public meeting – August 2015
CS6	Invitation to join sub-groups
CS7	Neighbourhood Plan Vision Paper
CS8	SEA Screening Report
CS9	Envelope for questionnaires
CS10	Presentation – November 2016
CS11	Envelope cover note
CS12	Consultation flyer – November 2016 (every house)
CS13	Questionnaire – November 2016
CS14	Comments forms – November 2016
CS15	Results analysis – Longman Consultancy
CS16	Newsletter for Pre-Submission stage
CS17	List of Pre-Submission statutory consultees
CS18	Pre-Submission Consultation flyer
CS19	Public meeting presentation – March 2017
CS20	Summary of responses
CS21	Response Forms
CS22	Regulation 14 Report rCOH

STEEPLE CLAYDON NEIGHBOURHOOD PLAN

Consultation Statement

1. Introduction

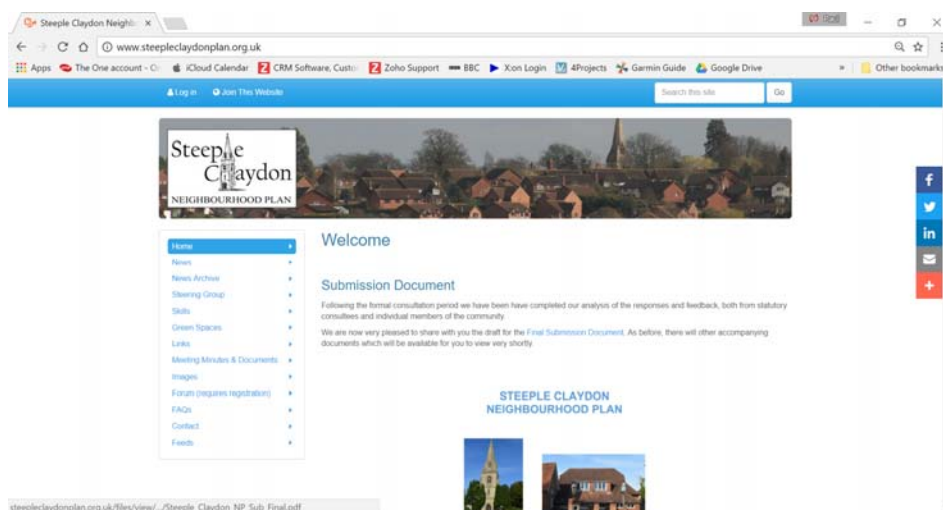
This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Steeple Claydon Neighbourhood Plan (SCNP). The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- b) explain how they were consulted;
- c) summarise the main issues and concerns raised by the persons consulted; and
- d) describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement has been prepared to provide detailed information which demonstrates that the Neighbourhood Plan team has worked in a focused way over two years to ensure that the submitted plan really represents the views of the village.

The Neighbourhood Area

Fig. 1 below shows the Neighbourhood Area designated by the Local Planning Authority, Aylesbury Vale District Council (AVDC) on the 16 April 2017. The confirmation of designation by AVDC is included at Appendix CS1.



Neighbourhood Plan website home page

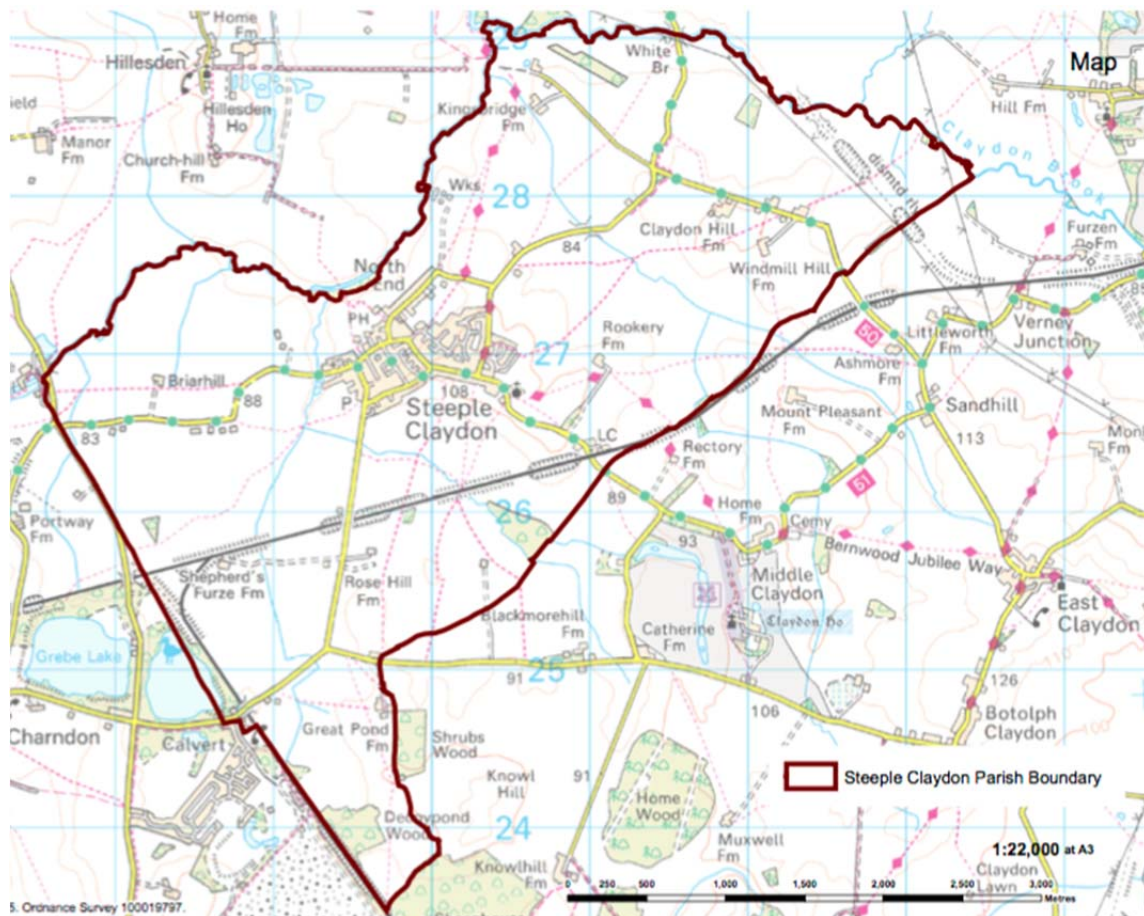


Figure 1: Designated Neighbourhood Area

The Parish Council published the Area application as required by the regulations, inviting comments on the designation. A developer responded confirming their interest, and a resident expressed concern that the Parish Council was not the appropriate organisation to develop the plan. AVDC confirmed that the Parish Council was the appropriate organisation and no other adverse comments were received. The area is based on the parish boundary.

2. THE CONSULTATION PROCESS

Objectives

The Neighbourhood Plan team identified at the outset of the process the need for effective consultation and used the Locality Guide to Neighbourhood Plans to guide its initial planning.

The objective was to ensure that the developed plan was based on verifiable, quantitative data.



Consultation principles

The Neighbourhood Plan team considered how it was going to approach the consultation process and agreed that it would ensure that:

- the whole process would be open and transparent
- the team would have an open door policy, with the public informed about meetings and invited to take part if they wanted
- anyone who wanted to be part of the team would be included and asked to be involved according to their skills, abilities and time availability
- the team would use a variety of formats to ensure comprehensive coverage of all residents including printed material, online access, use of social media and public events to give people a variety of ways of interacting with the team
- comprehensive records would be kept of feedback and comments received throughout the process to allow examination and audit if required
- the team would select consultants to advise on best practice in planning and consultation including the management of the official questionnaire
- The team would seek advice and guidance from AVDC to ensure all activities were in line with their guidance and requirements
- there would be regular reporting to the monthly Parish Council meetings to increase visibility and profile.

Timeline of events

The following summary illustrates the key events and milestones achieved through the consultation process:

Date	Activity	Outcome
Spring 2015	Team establishment, understanding the Neighbourhood Plan process	Team established and development of project plan including consultation strategy

Date	Activity	Outcome
April 2015	Application for designation of Neighbourhood Area including publication of this application by AVDC inviting comments	Successful – AVDC confirmed designation on 14 April 2015. Appendix CS1
May 2015	Establishment of Terms of Reference	Agreement by SCPC of Terms of Reference
April to July 2015	Development of initial baseline reviews on topics including housing, education, travel and transport, environment	Summary reports from each of the teams including identified issues and possible solutions for presentation to the public
August 2015	Initial public consultation where the baseline reports were presented and discussed with the public	First opportunity for the village to engage with the team resulting in increased understanding of the process and the objectives. Feedback received about the thoughts and needs of the village and captured to take forward
Autumn 2015	Review of comments received and development of initial ideas. Appointment of rCOH and inclusion in team meetings to inform and guide activities	Clearer understanding by the team of the objectives and purpose of the Neighbourhood Plan. Development of the Vision Statement to confirm initial ideas
January 2016	Publication of the Vision Statement	
	AVDC Screening report (Appendix CS8) recommending development of a Strategic Environmental Assessment (SEA)	Established process for development of the SEA
June 2016	Afternoon/evening Public Exhibition including stakeholders	
August – October 2016	Development of main consultation activities	
November 2016	Publication of the official questionnaire with return date of 30 November 2016	Satisfactory 40% return rate
17 th November 2016	Public meeting in the village primary school including formal presentation about the plan and the proposals followed by questions and answers	Attended by over 70 people who were invited to fill out comments forms and all questions recorded to inform the plan's development
22 November 2016	Drop-in session at the Village Hall including information about the Neighbourhood Plan and exhibition stands and representatives from the developers representing the two main development sites in the village	Steady flow of attendees interested in finding out more about the plan and to see the proposed developments. Invited to fill out comments forms for inclusion in the review

Date	Activity	Outcome
December 2016/January 2017	Analysis of the questionnaire responses and preparation of report by Longman.	Report received providing quantitative evidence of public opinion regarding the village's development
February 2017	Development of the pre-submission plan including supporting documents	
21 February 2017	Publication of the pre-submission Plan and supporting documents to AVDC, statutory consultees, notification on website and social media. Hard copies available at key venues in the village	Successful publication
21 March	Public meeting for people to ask questions about the plan	Feedback received and captured
23 March	Drop in session at the library for people to meet team members and discuss the plan	
4 April 2017	Close of formal pre-submission consultation	Over 40 individual responses received and 10 from official and corporate organisations
April 2017	Review of comments and feedback and development of the final plan	Finalisation of submission plan
2 May 2017	Presentation of Plan to the Steeple Claydon Parish Council	Approved

Access to information

From the outset the overriding principle was openness and transparency. This was agreed at the first meeting of the team and this principle was adhered to through the development of the plan. This was achieved by:

- Publicity about the creation of the Neighbourhood Plan team with open invitation for people to join the team
- Publication of dates and times of meetings on NP website encouraging people to come to the meetings
- Taking notes during each meeting and publishing them on the Neighbourhood Plan website
- Publishing all development documents on the NP website in the public area of the NP website
- The Vision Paper (Appendix CS7) was presented to the Parish Council meeting in February 2016.

3. CONSULTATION RESPONSES

This summary covers the two main consultations:

1. The public consultation in November 2016 including the questionnaire, delivered to every house in the parish
2. The Pre-Submission consultation including formal contact with the statutory consultees and the residents of Steeple Claydon

NOVEMBER 2016 CONSULTATION



Banner used to publicise the consultation events in November 2016

The formal consultation process took place in November using a variety of methods:

- Formal questionnaire delivered to every house including reply paid envelope
- Public meeting (evening) with formal presentation (Appendix CS10)
- Public exhibition (afternoon and evening) with details of the ideas of the Neighbourhood Plan team and looking for feedback and responses on prepared forms (Appendixes CS14 and CS21)
- Prompts on social media (Steeple Claydon Forum) and provision of online discussion forum on the Neighbourhood Plan website.

This consultation was based on the questionnaire developed by the NP Team on behalf of and with the agreement of the Parish Council and covered a number of topics relating to the village including:

- Types of development favoured
- Types of housing schemes preferred
- Size of developments
- Suitable housing development sites
- Suitable sites for industrial and commercial use
- Need for employment opportunities in the village
- Types of business premises preferred

- Development of the environment in and around the village
- Community assets
- Facilities in the Recreation Ground
- Public venues for hire
- Village facilities
- Facilities at the school.

The questionnaire was deliberately designed to cover a number of topics without becoming too unwieldy to encourage a high response rate (Appendix CS13). A total of 384 completed surveys were recorded. 51 of these were completed online and the remaining 333 were returned using the pre-paid envelope. 969 surveys were distributed in the village, achieving a response rate of 40% which is considered good for this type of survey.

The questionnaire was posted to each property and included return instructions and a pre-paid envelope. The survey was also available online via Survey Monkey with unique reference codes to avoid double counting. The responses were entered into Survey Monkey and Longman Consultancy carried out analysis of the responses (Appendix CS15).

Responses and summary of the Plan's development

The following table identifies the summary results from the formal questions in the survey and explains how these factors were taken into account in the Pre-Submission draft NP.

Questionnaire result	Neighbourhood Plan response
A high proportion of respondents were over 40.	To ensure we considered the views of the younger demographic we actively engaged with the village Facebook page to stimulate interest and input from younger people
Q1 - Preference for smaller housing and family homes of between 1 and 3 bedrooms. Large family housing and self build are least preferred.	Encourage a high proportion of smaller housing with the proposed developments. This has been achieved in policy SC2
Q2 - Preference for affordable housing. Rental least preferred. Split opinion on shared ownership and community housing schemes	Encourage high proportion of affordable housing within the proposed developments. This has been achieved in policy SC2 with higher proportion of affordable homes if either the GP Surgery or the Co-op don't relocate to the site.
Q3 - Preference for sites between 12–30 units and a larger number of smaller schemes rather than 60+ sites.	This was the anticipated response to this question. However the NP team identified no potential sites for smaller developments to meet the target numbers and therefore considered that one large (around 100 units) development was the way forward.
Q4 and Q5 - Preference for sites E and F. Least preferred sites are D and B. Take steps to mitigate impact of any developments on infrastructure, services and landscape.	This indicated a preference for Molly's Field in preference to Buckingham Road. This was confirmed in the feedback to the public exhibition of both schemes in November where the Molly's Field development was well received.

Questionnaire result	Neighbourhood Plan response
Q6 - Majority prefer site F for industrial, commercial or retail development.	Very little interest in industrial or commercial development. There is provision for retail in site F (Molly's Field)
Q7 and Q8 - Majority believe that more business premises are required but be aware that many villagers do not. Preference for small workshops. Careful consideration required for other proposed business premises.	Close vote with clear preference for small workshops. One business would be affected by SC2 and consideration should be given to enable this business to continue operation locally.
Q9 - Strong preference for protecting existing open green spaces. Support for improving footpaths, bus services and increasing green spaces. Opinion on traffic calming, flood protection measures and introducing cycle paths divided	Policy SC6 reflects the strong support for green spaces. This consultation stage identified strong support for the retention of Vicarage Orchard as green space rather than including it in SC4. The village proposes to developed a separate approach to traffic issues.
Q10 - Preference to move the GP surgery and Co-Op to a new location.	Support for SC3 and SC4. Of course there is opposition from those concerned about the extra distance for those currently enjoying living close to the existing facilities. On balance the NP team believes relocation of both is best for the village.
Q11 - Preference for children's playground and football pitch followed by pavilion and MUGA. Consider other suggestions and the possibility of upgrading existing facilities.	Support for Recreation Ground designation as green space under SC6. Further development of the facilities is being considered by the Parish Council and the HS2 group. Section 106 (or CIL contributions) will be sought to support these schemes
Q12 - Existing facilities meet the village needs. However also consider creation of additional venues and upgrade of existing facilities.	No provision in plan for additional facilities. The Parish Council is considering options for future development and enhancement of the recreation ground pavilion.
Q13 - Highest demand for a pub serving good food, a restaurant and a café or tea room. Also popular are an ATM, gym/swimming pool, improved bus services/train station and a petrol station. Protecting the Post Office is also important. Consideration should also be given to the other suggestions made by respondents.	Most of the ideas contained in these responses are outside the influence of the Plan. Provision has been made in SC3 for a community hub which may include café type facilities in the replacement development at the existing Co-op site. There was a community asset order on the Phoenix pub which is currently closed but there was no reaction from the village when there was the opportunity to put forward a community response.
Q14 - Preference for MUGA. Also support for indoor swimming pool. Least support for ecohuts	MUGA will be included in future applications for S106 funding. Whilst there is significant interest in a swimming pool the village remembers an outdoor pool at the school which was removed due to high maintenance and liability issues

Other comments

There was the opportunity for people to add comments in the free format fields. These are recorded in the questionnaire report from Longman (Appendix CS15) and are summarised here under topic headings:

Development

- No more development in the village
- Development in the village is welcomed
- New development should be high quality design and highly sustainable
- There are other potential development sites than those presented in the questionnaire.

Village facilities

- Move the Co-op due to inadequate premises
- Keep the Co-op where it is because it's in the heart of the village
- School will need expansion to cope with increased numbers
- Need to consider the library
- Concern about the strain on utility services
- A variety of suggestions about additional facilities that the village might have.

Traffic impacts

- No more development – the traffic is bad enough already
- Molly's Field development will cause intolerable traffic on Vicarage Lane
- Need a one way system, road improvements and parking.

Community

- Need to make the village more supportive of the younger generation.

The Neighbourhood Plan team met in December to review the data and other feedback received to inform the development of the Pre-Submission Plan. This meeting had initial analysis from the questionnaire to help it form outline proposals for the detailed content. Following receipt of the final analysis (Appendix CS15) in January the Pre-Submission version of the Plan was developed.

Discussions with developers

Manor Oak was identified as a potential significant developer in the village with interest in the Buckingham Road site, and the team had a number of exploratory discussions with them. The discussions were positive and Manor Oak was responsive to the ideas being considered by the Neighbourhood Plan team. At the time (Autumn 2015) they were the only major development being considered by the Neighbourhood Plan team.

During this early consultation phase the team was not ready for detailed discussion regarding this site and Manor Oak chose to submit an outline planning application for a 95 house development. There was significant local opposition to the scheme as demonstrated by the high number of letters received by AVDC in response to the planning notice. The planning application has been rejected by AVDC and is currently (May 2017) the subject of an appeal.

In September 2016 the team agreed to ensure that contact was made with all significant landowners. This process revealed that the owners of Molly's Field had appointed a developer, Optimis, to explore the development potential of this land. The team was invited by the Lewis family (site owners) to contact Optimis to ensure that the development proposals were in line with the village needs.

During the November 2016 consultation process both Manor Oak and the Optimis developments were presented at the open day in the Village Hall and discussed at the public meeting. The results of the questionnaire are presented at Appendix SC15.

Following feedback obtained from these events, Optimis revised their proposals for the site, including issues with the design, heritage and landscape issues and formalising the inclusion of a convenience store and a GP Surgery on the site. This has subsequently been submitted as an outline planning application to AVDC. Policy SC2 has been developed based on these proposals.

HS2/East–West Rail influence

There was considerable concern from many residents about the impact that HS2 and East West Rail will have on the village. The proposal included in a petition to the House of Commons Select Committee on HS2 that there might be a 'halt' or small station on East-West Rail at the site of the old Claydon Halt was rejected by the committee and is not supported by Network Rail. It is not considered as a factor in the development of this Plan.

There is concern that views to the south and west of the village will be impaired by the construction of the East–West Rail project, the sidings for the Infrastructure Maintenance Depot and the Depot itself. This impact has been taken into account in the selection of Molly's Field as the preferred development location for the major housing development in the plan.

PRE-SUBMISSION CONSULTATION

Following publication of the Pre-Submission version of the Neighbourhood Plan to AVDC, the statutory consultees and the significant landowners, the NP team actively publicised the Plan in the village, encouraging residents to study the plan and give their comments.

The Plan was summarised in a newsletter distributed to all premises in the parish (Appendix CS16) and the public meeting was promoted on the NP website and by flyers (Appendix CS18) distributed around the village.

The Pre-Submission version of the Neighbourhood Plan was sent to all statutory consultees by email which included a link to the Neighbourhood Plan website for access to all the supporting and background documents (Appendix CS17).

The consultation began on 20 February 2017 and closed on 4 April 2017, providing consultees the statutory six-week period to review the Plan and submit their comments.

Consultee – AVDC

AVDC offered to review the draft version of the Pre-Submission Plan and this was accepted. They provided valuable feedback on the Plan which helped in the preparation of the published Pre-Submission version. The team is grateful for their input.

AVDC was also invited formally to respond to the official Pre-Submission version and a combined response representing the views of the relevant departments within AVDC was received.

Statutory Consultees

AVDC provide a list of organisations and categories of organisations and groups to be informed about the developing Neighbourhood Plan and they were all informed about the publication of the Pre-Submission Plan inviting their comments before the six week statutory consultation period.

The full list of consultees is included at Appendix CS17.

The following organisations submitted formal responses:

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Co-op
- Environment Agency
- Gladman
- Historic England
- Manor Oak
- Natural England
- Optimis
- Strutt and Parker on behalf of Claydon Estates.

Generally the responses were positive with considerable background detail. The submissions are available on the Steeple Claydon Neighbourhood Plan website and the identified key points are identified in the summary of responses at Appendix CS20.

The comments of the above organisations were taken into account in the review meeting following the close of consultation and the agreed changes as a result of the comments are summarised below under the relevant headings. A summary of the formal changes to the plan are included in the Regulation 14 report prepared by rCOH and included at Appendix CS22.

Comment	Response / Modification
General comments	
Site selection process is flawed	Selection process was based on AVDC's HELAA and discussions with landowners to understand land availability and suitability for inclusion. There has been considerable local opposition to the Buckingham Road site and the consultation process demonstrates preference for Molly's Field.
Plan not compliant with basic condition (a)	Checked – believe the final version is compliant
Whole new approach to the village development needed	The plan has been developed over a two year period and has been produced to reflect the consensus view of the village. A variety of ideas were considered at the early stage for radical change but rejected in the light of earlier consultations
Challenging whether proposed policy sites are viable	Discussions with landowners and developers give confidence that the proposed schemes are viable
Village should be awarded special status to protect it from further development due to impact of HS2 on the village	The plan accepts that development is appropriate in the village in a controlled way and is designed to achieve the anticipated housing targets required by AVDC
Policy SC1	
Settlement boundary needs amending to include area of Molly's Field allocated for housing. Other changes include excluding Manor Farm and the church from the settlement area (Historic England)	Changes made to the settlement boundary
Opposition to the use of settlement boundaries	Settlement boundary considered fundamental to the Plan. It provides the residents with the confidence that the content of the plan has significance
Policy SC2	
No objections from residents other than those who want no development at all.	Illustrates support for this designation
Report from consultancy Asset Heritage initiated by Manor Oak on impact of development on listed buildings in West Street	Considered low impact as properties are already seriously impacted by surrounding properties in their immediate vicinity and matter for consideration by planning authority

Comment	Response / Modification
Comment from Historic England regarding impact on 1 and 3 Addison Road	Detail for consideration by developers and planning authority
Environment Agency support	Support for proposals recognising the impact of the Molly's Field development
Anglian Water	Requirement to ensure that the developments included in Policies SC2 and SC5 demonstrate that capacity within the existing water supply and foul sewerage networks can be provided in time to serve the development
Concern that moving the Co-op to this site will have a negative impact on many of the less mobile people in the village who live close to the existing store	Inclusion of 'Village Hopper' bus service in Policy SC2 to provide access to less mobile people
Concern that moving the GP Surgery to this site will have a negative impact on less mobile residents	We are keen to retain a GP Surgery anywhere in the village. This surgery serves outlying villages and patients in Buckingham are being encouraged to accept appointments at Steeple Claydon when their surgery can't provide timely appointments.
Concern that moving the GP Surgery will increase traffic on Vicarage Lane	Putting the Surgery in Molly's Field development will reduce traffic coming through the village from surrounding villages (predominantly from the west), thus reducing traffic impact
Concern from Vicarage Lane residents of increased traffic caused by the development	More traffic enters village from the west than the east (traffic data from parish speed sign) therefore it might be argued that the impact of Molly's Field is less than a development of similar size on the east of the village
Policy SC3	
Comments that the Co-op in its current location provides a focal point for the village, particularly as it is close to the school forming a natural gathering for significant numbers of residents. Moving it would remove this essential part of village life	The problems associated with the Co-op (parking, deliveries, unsuitable premises) are unlikely be solved with the Co-op at this location. Provision has been included in this Policy for a small community hub in the redevelopment of this site.
Misconception that the Co-op is a listed building	It isn't.
Policy SC4	
Challenging statement in the Plan that the GP Surgery has no architectural significance. It undoubtedly has!	Reflected in revised wording of policy SC4 requiring its retention as a building of architectural significance and amendment of statement in Site Assessment Report
Build the new surgery on Vicarage Orchard	Minority view
Policy SC5	
Historic England concern about the historic significance of this site requiring archaeological investigation	Reference in the Site Assessments Report Amendment of Policy SC5

Comment	Response / Modification
Comments from landowner's agent regarding housing numbers and building line	Amendments to Policy SC6
Policy SC6	
Landowner's agent challenging designation of allotments as Green Space	The allotments are not under the control of the Parish Council and therefore it is felt that they do not have statutory protection. Other Neighbourhood Plans examined have included allotments as Green Space – this designation is retained
Considerable opposition to inclusion of Vicarage Orchard in redevelopment of GP Surgery site and multiple requests to designate as Green Space	Vicarage Orchard designated as Green Space
Concern that the proposed extension of the graveyard to the east might be prevented by this designation	Green Space report amended to reflect this concern and confirm that this would not be prejudiced
Policy SC7	
Designation of the well on Queen Catherine Road	This is already protected as it is Grade II listed
Policy SC8	
No comments received	

Comprehensive consultation

Whilst the timetable for the development has been longer than originally anticipated, it has enabled the team to undertake comprehensive consultation to ensure we capture the views of as many people and relevant organisations as possible.

There will always be a proportion of people who do not wish to engage with this type of process and the team respects their privacy. The team has worked hard to engage with as wide a population as possible to ensure the Plan is a fair representation of the village's views.

The team is grateful to all those who took time to engage in the process and we hope that the village will support the Plan at referendum, recognising that it represents a 'best position' for the village.

Taking note of all the points raised

Recognising the issues that have been identified during the consultation process for the Neighbourhood Plan and the impact that HS2 is likely to have, the Parish Council is proposing to develop a 10 year plan for the village.

The responses received which have not been included in the Neighbourhood Plan will be carried forward to inform the initial scoping and development of the 10 year plan.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement APPENDIX CS1 Neighbourhood Area designation

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Forward Plans
Direct Line: 01296 585432
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: planningpolicy@aylesburyvaledc.gov.uk
Our Ref: 03/04/NeighbourhoodPlanning/SteepleClaydon
Your Ref:



23rd April 2015

Emailed to: clerkscpc@btinternet.com

PLEASE FORWARD TO MEMBERS OF THE NEIGHBOURHOOD PLANNING TEAM

Dear Nick,

This is a formal notification that the Steeple Claydon neighbourhood area has been agreed by AVDC. The parish is now designated as a Neighbourhood Area, which allows you to submit a Neighbourhood Development Plan to AVDC for the publicity consultation and an examination to be undertaken. Should you decide to amend the neighbourhood area boundary, the consultation process will need to be undertaken again.

Kind regards

Louise Anderson



Senior Planning Officer
01296 585432

APPROVAL of Steeple Claydon Parish Council Neighbourhood Area application

Background

1. A Neighbourhood Development Plan is being prepared by Steeple Claydon Parish Council, which commenced early 2015.
2. The Plan is in its early stages, work has started on gathering information and getting a group of people together to produce the plan. It is not yet confirmed whether there will be allocated sites for development.

Content

3. The Plan is being led by Steeple Claydon Parish Council with support from a consultant and AVDC planning officers. To progress the Neighbourhood Development Plan, the parish must apply to AVDC to designate the parish as a Neighbourhood Area. The proposed Neighbourhood Area follows the existing parish boundary.
4. The decision on whether to accept and designate a Neighbourhood Area has been delegated by Cabinet to the Forward Plans Manager, after consultation with the relevant local Members and the Cabinet Member for Strategic Planning. This report seeks agreement for confirming the Neighbourhood Area.

Representation and Response

5. The Neighbourhood Area Application which has been consulted upon is attached to this report. Two representations have been made, by Gladman Developments and a member of the public.
6. Gladman Developments make no specific comments on the application for Neighbourhood Area designation but highlight a site they are promoting and what in their view are key requirements in national guidance and legislation that a neighbourhood plan should have regard to. They reiterate the Basic Conditions tests that will be part of the neighbourhood plan examination and potential Strategic Environmental Assessment (SEA) that may be required from the Pre Submission stage depending on the neighbourhood plan that comes forward. No objection is made to the neighbourhood area itself. AVDC will work with the parish council as the plan is prepared to advise on the neighbourhood plan meeting the Basic Conditions. AVDC will confirm through a Screening Assessment in due course whether an SEA is required following further engagement with the parish council on the neighbourhood plan.
7. The member of the public's comment relates to whether the parish council are the appropriate body for developing the neighbourhood plan and if they have neutrality. A parish council is the appropriate body for areas that are parished. The neighbourhood plan process includes consultation, an independent examination and a referendum to ensure all the community has the chance to have their input.

Process of Consultation

8. Following the introduction of the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011, in a parished area like Steeple Claydon, it can only be the Parish Council that can be the 'relevant body' for a Neighbourhood Development Plan. Because of this, Steeple Claydon Parish Council have submitted to Aylesbury Vale District Council an application to designate a Neighbourhood Area under Regulation 5 of the 2012 Regulations.
9. A four week consultation commenced 26 February 2015 to 26 March 2015. The following consultation processes were undertaken to publicise the Neighbourhood Area application:

- (a) Neighbourhood Area application published on AVDC and Steeple Claydon Parish Council website
- (b) Neighbourhood Area application posted on the Parish notice board
- (c) Details of Neighbourhood Area application issued in a press release stating where the Neighbourhood Area can be inspected.

Approval

10. In accordance with the above, I approve the Neighbourhood Area application

A. Kirkham

.....
Andy Kirkham, Planning Manager (Forward Plans)

Date: 16/04/2015

In consultation with Cllr Mrs Carole Paternoster, Cabinet Member for Strategic Planning, Forward Plans

Date: 16/04/2015

C. M. Paternoster

.....
—

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS2

Neighbourhood Plan Team Terms of Reference

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



NEIGHBOURHOOD DEVELOPMENT PLAN TERMS OF REFERENCE

1. Membership of the Steering Group

The Steering Group will be formed primarily from parish councillors and local volunteers who reside or work in the Parish.

The Steering Group has delegated powers and may form Working Groups or sub-committees to undertake various aspects of the work involved in producing the Neighbourhood Development Plan.

The Steering Group will be supported by officers of Aylesbury Vale District Council, the Local Planning Authority who are obliged to provide assistance under the statutory provisions of the Localism Act 2011

2. Roles and Responsibilities of the Steering Group

Members of the Steering Group will;

- Identify ways of involving the whole community and gather the views and opinions of as many groups and organizations in the community as possible
- Identify sources of funding
- Arrange meetings and appoint sub-groups to gather views and consult the community
- Assess existing evidence about the needs and aspirations of the parish Investigate and identify support for the Neighbourhood Development Plan
- Take responsibility for planning, budgeting and monitoring expenditure on the plan and report back to the Parish Council
- Liaise with relevant authorities and organizations to make the Plan as effective as possible

- Determine the types of survey and information gathering to be used
- Be responsible for the distribution and analysis of any local surveys, and the production and distribution of the final report
- Liaise with relevant organisations and stakeholders to secure their input in the process
- Analyse the results of questionnaires or other evidence received during the planning process
- Inform the parish Council of progress on a regular basis in order that Steering or Working Group Minutes can be noted
- Ensure that there is no discrimination in the plan making process and that it is a wholly inclusive, open and transparent process
- Treat other Members of the Group with respect and dignity, allowing Members to express their views without prejudice and interruption.

The Parish Council will;

- Support the Steering Group throughout the process providing sufficient assistance and financial resources to ensure the plan is prepared expeditiously
- Following the preparation of the draft Plan and with the agreement from the Group, submit the plan to the Local Planning Authority for inspection and independent examination
- Provide budgetary support for the production and local promotion of the Plan
- All grants and funding will be applied for and held by the parish Council, who will ring-fence the funds

Community Impact Bucks

Unit B, The Firs, Aylesbury Road
Bierton, Aylesbury
Buckinghamshire HP22 5DX

Telephone: 0845 3890389
Email: info@communityimpactbucks.org.uk
Web: www.communityimpactbucks.org.uk

Registered Charity No. 1070267
Registered in England Company
Limited by Guarantee No. 3508718

3. Structure of the Steering Group

- The Group shall elect a Chair, a Vice Chair, a Secretary and Finance Co-ordinator. If possible a co-ordinator for communication and volunteer co-ordinator
- If the Chairman is not present, the Deputy Chairman shall take the meeting. If neither is present, members shall elect a Chairman for the meeting from amongst their number
- Working Groups will be set up as required to research and review evidence and to contribute to the NDP document. Each working group should have a lead person
- Wherever possible all other members should have a specific role, to be agreed by the Steering Group
- Invoices will be made out in the name of the Parish Council who will pay them at the next scheduled Parish Council meeting.

Community Impact Bucks

Unit B, The Firs, Aylesbury Road
Bierton, Aylesbury
Buckinghamshire HP22 5DX

Telephone: 0845 3890389
Email: info@communityimpactbucks.org.uk
Web: www.communityimpactbucks.org.uk

Registered Charity No. 1070267
Registered in England Company
Limited by Guarantee No. 3508718

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS3

Consultation Event – Poster – August 2015

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

Consultation Event for the Steeple Claydon Neighbourhood Plan

22 August 2015 between 2:00pm & 4:30pm

The Parish Council is committed to developing a Neighbourhood Plan for the village to guide the village's sustainable development for the future and has assembled a team of volunteers to develop the Plan.

The team will be hosting its second public consultation at the Mark Bulman Parish Room at St Michael's Church on Saturday 22nd August 2015 between 2:00pm and 4:30pm.

This session will be an informal 'Meet the Team' drop-in event where you will be able to learn more about the plan and its topics, discuss your concerns and make suggestions.

We will also be conducting a survey on how we should be communicating with the village. We want to make sure we consider everyone's views.

The Horticultural Society is holding its annual show in the Village Hall on the same day so why not make an afternoon of it and carry on up the hill to visit us?!

**Your views are important
Make sure that they are heard!**

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS4

Consultation Event – Flyer – August 2015

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



THE STEEPLE CLAYDON NEIGHBOURHOOD PLAN

CONSULTATION EVENTS

We are holding two consultation events in August to give you the chance to contribute to the plan. Please come along and make sure your views are heard.

Wednesday 12th August 2015

Neighbourhood Plan consultation forum

7:30 pm at the Prince of Wales on Addison Road. Short presentation about the Neighbourhood Plan followed by an open forum discussion.

Saturday 22nd August 2015

Meet the Neighbourhood Plan team

2:00pm to 4:30pm at the Mark Bulman Parish Room, St Michael's
Come and meet the team. There will be a representative to talk to about each of the topics. You'll have the chance to provide your views to the team and to contribute using our consultation forms.

Website – www.steepleclaydonplan.org.uk has lots of information about what we have done to date and other background documents you may find interesting

Email us – clerkscpc@btinternet.co.uk

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS5

Presentation to public meeting – August 2015

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



Steeple Claydon Neighbourhood Plan

Steeple Claydon Neighbourhood Plan

Steeple Claydon Neighbourhood Plan

Steeple Claydon Neighbourhood Plan

Consultation Event – 12 August 2015

Neighbourhood Plans

- Planning legislation
- Planning authority (AVDC) responsible for the Local Plan
- This includes providing a 5 year land supply to meet development needs
- Parish and Town Councils have the option to develop a Neighbourhood Plan

AVDC's position

- Failed to develop a Local Plan at the first attempt
- Recruited person to lead
- Working towards a Local Plan – expected late 2016
- AVDC confusion about the role of the Neighbourhood Plan

SCPC position

- We can't wait that long
- Need a plan in place urgently to ensure we have protection against unwanted development
- We want to use it to inform the Parish Council's decision making and investment programme

What is a Neighbourhood Plan?

- It's whatever we want it to be – it's our plan
- It is our opportunity to say what we want the village to be like in the future
- In particular it examines what development the village considers appropriate
- There are certain things it needs to contain
- It has to be carried out in consultation with the residents

Our team

- The Neighbourhood Plan team – the steering committee
- Supporters and helpers

Our objective

To develop a plan which supports the future sustainability of our village

Programme

- Official start of the process – April 2015
- Consultation – ongoing
- Questionnaire – early October
- Draft plan – end December
- Consultation – January 2016
- Final plan – February 2016

Topics

- Looking at the following aspects of village life:
 - Housing
 - Health
 - Recreation
 - Education
 - Traffic and transport
 - Business and History
- Overarching topics of sustainability and social cohesion

Process

- Baseline studies – where are we now
- Consultation – what do you think?
- Combine into a questionnaire – issued to all houses in the parish
- Analyse and use consultation and feedback to develop draft report
- Consultation – have we understood you?
- Develop final report and handover to AVDC

How can you help?

- Look at what we're doing and comment
- Take an active part in the consultation process
- Complete the questionnaire and encourage others to

Some thoughts

- What's good about Steeple Claydon ?



Some thoughts

- What's good about Steeple Claydon ?



Some thoughts

- What's good about Steeple Claydon ?



Some thoughts

- What's not so good about Steeple Claydon ?



Some thoughts

- What if we.....
 - Focus on making Steeple Claydon a truly sustainable village?
 - Identified the type of housing that suits the village, and the people of the village?
 - Do have the IMD imposed on us, and 10 years of construction impact?
 - Develop a better solution for the car problems at the Coop?
 - Support groups who work with children of all ages to ensure a wide range of activities for them?
 - Have a new pavilion and multi-use games area in the recreation ground
 - Support the development of start up business units in the village?

We are here for you

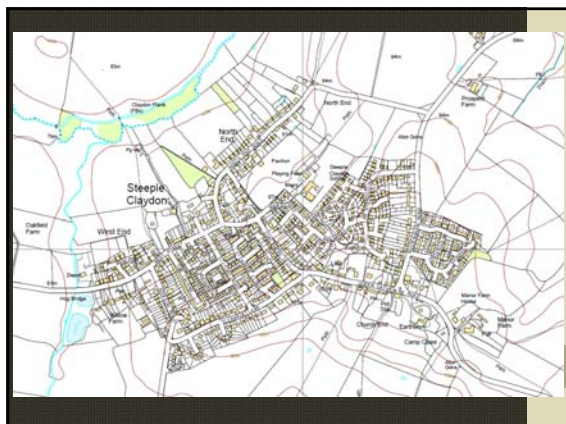
- We are committed to developing this plan to
 - Celebrate what makes Steeple Claydon special
 - Make sure it's a great place for future generations to live
 - An enjoyable place to be

PLEASE HELP!



Steeple Claydon Neighbourhood Plan

Consultation Event – 12 August 2015



STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS6

Invitation to join sub-groups

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

INVITATION TO JOIN YOUR NEIGHBOURHOOD PLAN SUB-GROUPS

We have previously circulated leaflets to all households about the Steeple Claydon Neighbourhood Plan we're developing. If you haven't seen this or would like more information, please visit our website (above).

Work is progressing and we have divided our activities into sub-groups for the next stage. They are:

- Housing Group
- Employment Group
- Environment Group
- Community Assets Group

If you have an interest or expertise in any of these fields, we would welcome you at our next meeting to help us develop a framework for future activities and to help identify and establish our aims. Or come along just to see what we're doing!

The next meeting is at 8pm on Monday 8th February 2016 at the Mark Bulman Parish Room, St Michael's Church. We would welcome additional participation and look forward to seeing you there.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS7

Neighbourhood Plan Vision Paper

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

Steeple Claydon Neighbourhood Plan

Vision Paper

January 2016

Introduction

The purpose of this paper is to capture the outcome of the Steeple Claydon Neighbourhood Plan (SCNP) planning workshop held on 2 December 2015 and to make recommendations on the form of the draft document for the consideration of the Steering Group. These recommendations relate to:

- The vision, key objectives and land use planning policy scope of the SCNP
- Further community engagement activities and evidence analysis
- The project plan through to the submission of the SCNP

The recommendations reflect not just the outcome of the workshop but also initial insights into the national and local planning policy context of the SCNP. Specifically, the SCNP must meet a series of 'basic conditions' relating to its general conformity with that policy context. The examination of the SCNP in due course will focus on how those conditions have been met, before it goes to referendum.

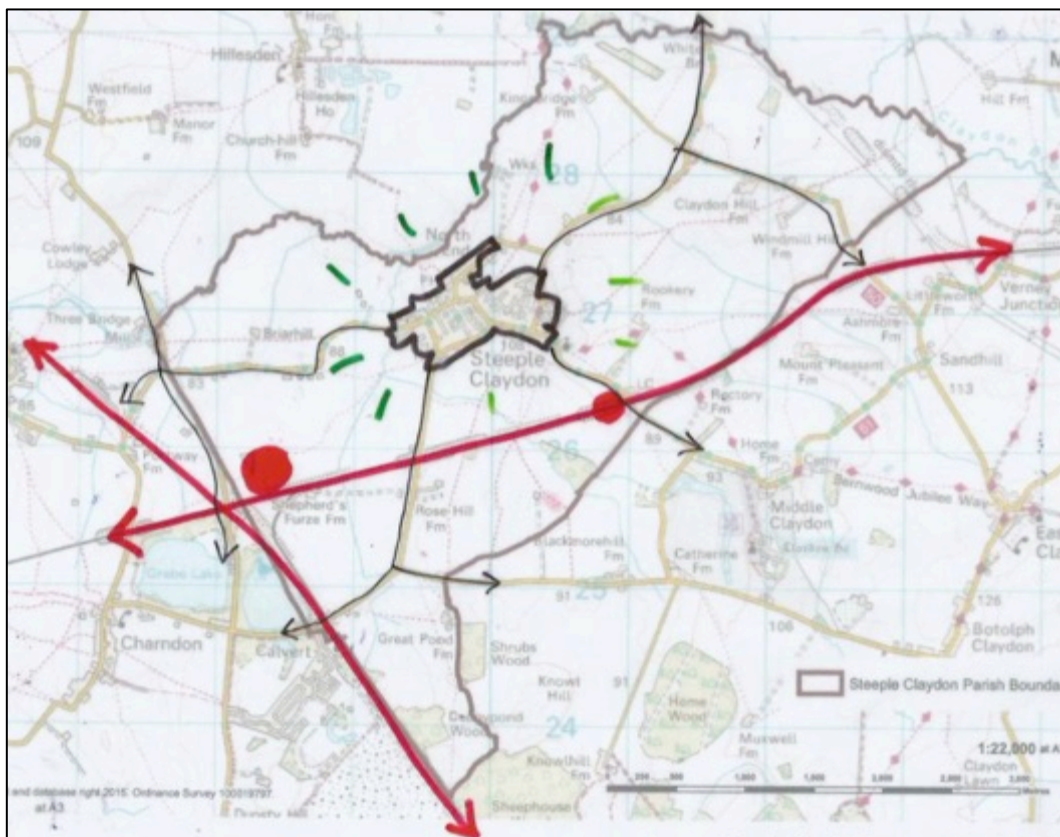


Figure A: Steeple Claydon Parish, HS2 & East West Rail

Background & Context

The context indicates relatively few environmental parameters – although there are some listed buildings in clusters in the village, there is no Conservation Area designation. The landscape to the north and west is assessed as being of relatively high sensitivity to development; the land to the south and east having relatively little.

The village has a population of approx. 2,500 and benefits from a good mix of community facilities, including local shops, and from a reasonable range of housing types and tenures. However, some facilities are in poor condition and some are in problematic locations for car parking and road safety.



Figure B: Steeple Claydon Village – key features

There is relatively little local employment; the majority of the working population commutes east to Milton Keynes and west to Bicester and beyond in roughly equal proportion. There is thought to be relatively high levels of home working, supported by good local broadband accessibility.

The village lies just to the north of the proposed East – West Rail Link project, which will re-open the line between Oxford and Milton Keynes to passenger services before the end of the decade. Although not currently part of the plans, the County and Parish Councils have lobbied for a new station at the level crossing on Queen Catherine Road, about ¼ mile SE of the village. This would be intended to service not just the village, but also in-commuters (and the initial construction workers) of the proposed High Speed Rail 2 Infrastructure Maintenance Depot that is proposed at the junction of the two new rail lines about ¼ mile SW of the village (see Figures A and C).

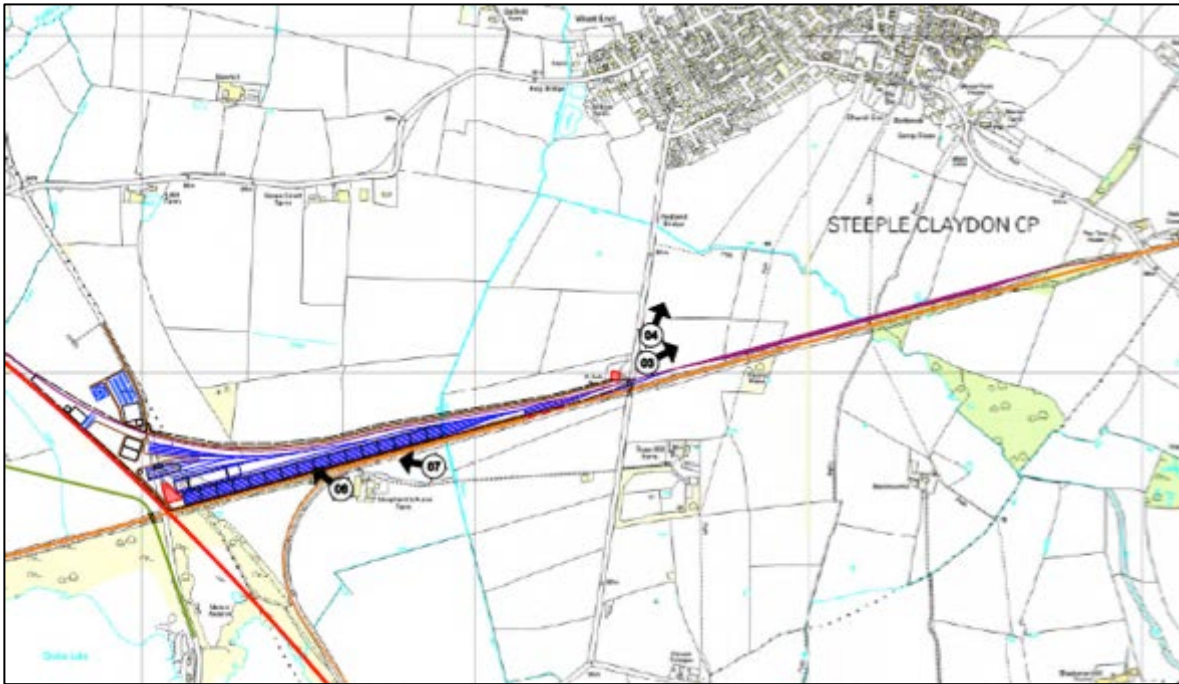


Figure C: Proposed HS2 Infrastructure Maintenance Depot

There is currently little in the way of a strategic planning policy framework at the district level. The saved policies of the Aylesbury Vale District Local Plan of 2004 will therefore be used to examine if the SCNP meets the basic conditions.

The Vale of Aylesbury Local Plan (VALP) is being prepared but it will not be adopted until well after the making of the SCNP. Some of its emerging evidence base has recently been published, comprising an Issues & Options consultation document and updated Housing & Economic Land Availability Assessment (HELAA).

A number of sites have been submitted to AVDC for HELAA assessment (shown in Figure D). They comprise mostly edge of village locations but also the Langston & Tasker coach business on Buckingham Road and Claydon Garage on Queen Catherine Road; both are currently operational. Some sites have been completed since 2013 (part of 001 and all 004) and others have planning consent or are already in the application process (009 and part of 010). There are also proposals for a 95 home scheme on land east of Buckingham Road and north of Sandholme (shown on Figure B).

That evidence base indicates that Steeple Claydon is a 'larger village' and as such the VALP Issues & Options document proposes approximately 100 – 120 new homes are supplied over the plan period 2013 - 2033. But, the VALP housing and spatial strategies have yet to be determined by AVDC or tested at examination. With the consents at sites 001, 004 and 009, the village will already supply over 80 new homes in that period, with a further 22 homes in abeyance at site 010. Should the VALP housing strategy remain the same, it may be that the SCNP need only identify land for another 20 – 30 homes. If the proposals at Buckingham Road are consented in due course, then it may not even need to do that.

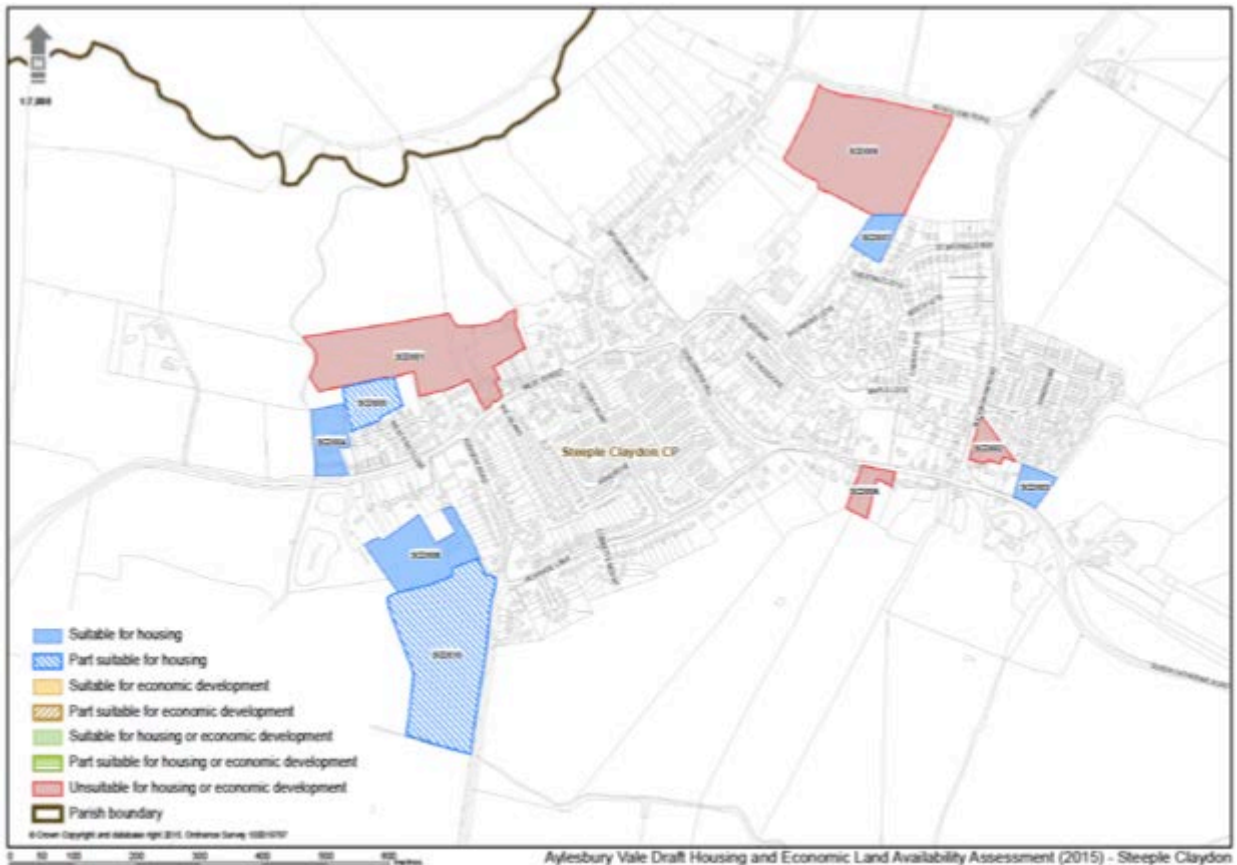


Figure D: VALP HELAA 2015 - Steeple Claydon Extract

The Draft SCNP will provide an outline of this policy context and of the environmental parameters as a justification for its emerging policies. It will also be shaped by the strategic environmental assessment (SEA), which will now be screened for by AVDC using this report, and by the recommended engagement activities set out below.

Vision & Objectives

There appears to be an emerging vision for the SCNP area for the next 20 years or so, comprising a combination of:

- Managing the future growth of housing in the village by limiting the size of new housing schemes and distributing them throughout the village to minimise the effects of traffic on its narrow streets and lanes
- The protection of the special historic and architectural character of the village's Listed Buildings and their settings
- Providing new homes to meet the local need for housing, notably of older households wanting to downsize and of newly forming households from local families
- Identifying mixed use schemes to enable some new housing sites to deliver new employment and/or retail premises
- The survival and ongoing improvement of valued community assets, most notably the primary school, village shops and community facilities

Outline Policy Scope

The vision and objectives suggest the following opportunity/need for planning policy:

- A spatial policy to define the settlement boundary of the village that reflects any proposed SCNP policies supporting development on the edge of the settlement (replacing AVDLP Policy RA14)
- One or more site specific policies that support particular development proposals in line with the spatial policy, with the intention of encouraging planning applications and of establishing the key development principles (e.g. access, layout, design, landscaping, S106) to which an application must adhere – these policies may include housing-only schemes on specific sites and schemes for a mix of other uses with enabling housing development (refining AVDLP Policy RA13 and pursuant to Policy GP35)
- A design policy that includes common design characteristics of the different parts of the village (refining AVDLP Policies GP35 and GP53)
- A policy allocating and/or supporting local economic development on new sites (pursuant to AVDLP Policy GP17)
- A policy that identifies those community facilities (buildings and land) that will be protected from a change of use and that allocates land for new facilities (pursuant to AVDLP Policies GP93 and GP94)
- A policy that designates Local Green Spaces as provided for by paras 76-77 of the NPPF (replacing former AVDLP Policy GP85) that may be part of a wider Green Infrastructure policy that incorporates site allocations and other policies

On all other policy matters it is likely that the SCNP will choose to remain silent as they are already covered by saved AVDLP policies and by the provisions of the NPPF, with no effective room for further refinement.

Policy Issues

With the need to determine the precise nature of these policies, there are a number of issues to discuss/resolve:

- How we do select possible housing sites? What 'layers' of information could we use, e.g. size of available site, proximity to village services, effect of new traffic on 'Co-op Corner', landscape sensitivity, effect on listed building setting, use of brownfield land, opportunity to deliver non-housing objectives?
- What do we do about housing if forthcoming planning applications result in our VALP 'target' being met? Might there still be value in allocating sites to achieve other objectives?
- Should we encourage the relocation of the Co-op to a new, larger site on the edge of the village to remove the current traffic, parking and safety problems and to give the village a larger convenience store? Would the Co-op be interested? Where could a new store go? Would the land be available for that purpose? Part of the recreation ground with the Meadoway frontage? Buckingham Road/Sandholme? Molly's Folly?

- Should we protect the two employment uses or reuse one or both for housing and other purposes as brownfield land?
- How do we select possible new employment sites? What 'layers' of information would we use, e.g. traffic access, size of site, suitability of site for mixed use scheme with housing, landscape sensitivity, effect on listed building setting and willing landowner? Can we include starter offices for locally based small businesses?
- What community facilities would be on the list of those to be protected from a change of use?
- What are the plans for the GP Surgery? Can we develop proposals that meet their needs for an improved health care facility in the village?
- Which spaces meet the criteria of para 77 of the NPPF for designation as Local Green Spaces?
- Should we consider relocating all or part of the recreation ground to the edge of the village to use the Parish Council-owned land to achieve an affordable housing scheme for local people under its control? Where and how might this happen?
- What are the most important design features of the village that we would like to see repeated in new development? Can we evidence this with photos? Do different parts of the village have different characteristics?

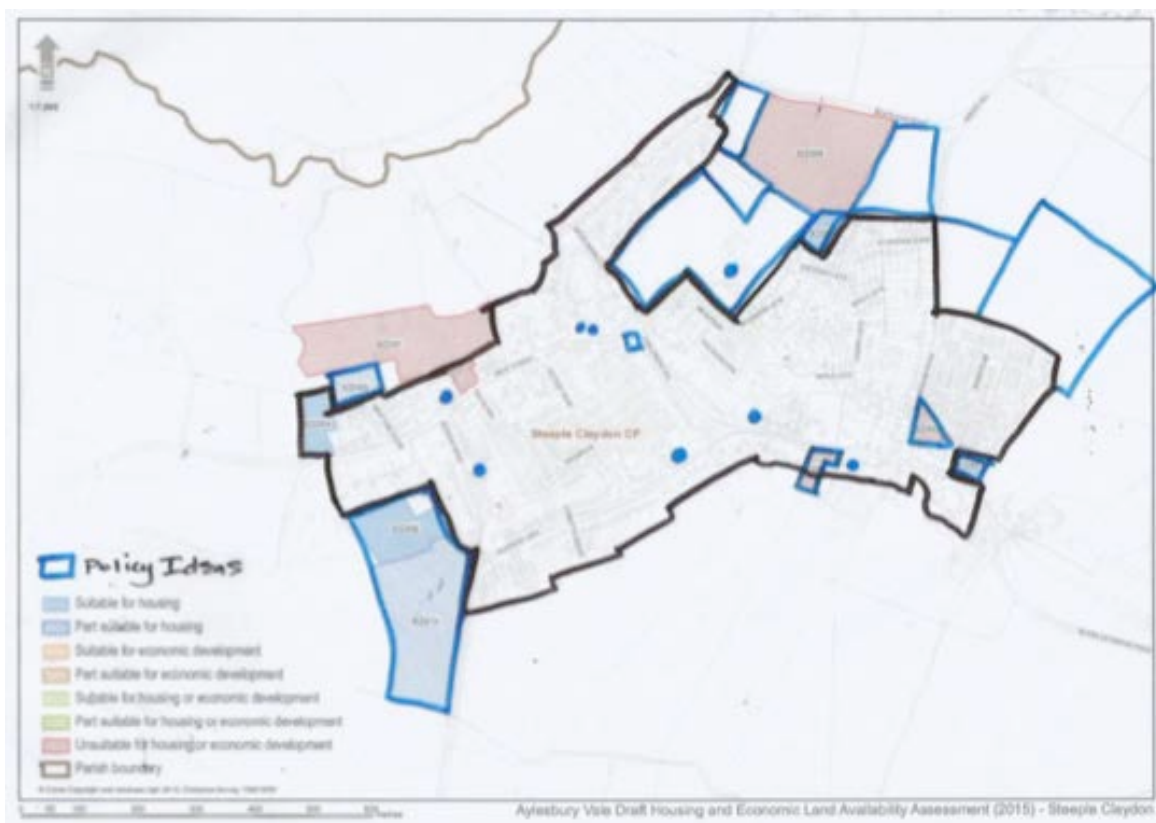


Figure E: Steeple Claydon: Policy Opportunity Sites

Engagement Activities

The following Task Groups should be established to address the above policy ideas and issues. Each task group should be given simple terms of reference and deadline for output. Each group should be chaired by an steering group member with relevant experience/expertise/interest. Their outputs should be a short report summarising insights, opinions, data etc. including plans as appropriate.

Housing Group

- Review HELAA and identify other potential sites to assess based on local knowledge
- If new sites then check with landowner that the land will be made available and on what terms
- Prepare a site assessment report with simple criteria to identify sites as suitable, not suitable or worthy of further consideration
- RCOH to prepare simple capacity assessments of suitable sites if information not already available
- Meet with landowners as necessary to discuss emerging site policy principles

Employment Group

- Review the coach and garage sites and check intentions of landowners/operators
- Identify potential sites for new employment uses
- Review Co-op relocation idea, check with Co-op if interested in relocation to larger site and identify potential sites
- RCOH to prepare simple site capacity assessments of suitable sites

Environment Group

- Identify candidate Local Green Space sites as per NPPF para 77 criteria
- Provide description and photo of each site
- Identify any green assets within and adjoining the village and identify opportunities to improve their quality and connectivity, e.g. open spaces, cycleways, public footpaths, ecological areas

Community Assets Group

- Identify community facilities to benefit from an protection and improvement policy
- Review the recreation ground and identify potential for reuse of parts for other community benefits (e.g. affordable housing, new shop)
- Identify land for new recreation facilities if relocation necessary

Project Plan: Key Milestones

This is an indicative project plan with the key milestones outlined. A more detailed project plan will be agreed with the Steering Group.

Pre Submission Plan

- All above engagement activities to be completed and RCOH and Steering Group to review all action outputs in early March
- RCOH to prepare draft SCNP for Steering Group consideration by end March
- RCOH completes Pre Submission Plan for Steering Group consideration then Parish Council approval for public consultation (Reg. 14) in early April
- Statutory six week public consultation period finishes end of May
- Analysis of representations and Steering Group approval to modifications in early June

Submission Plan

- RCOH prepares final Plan and Basic Conditions Statement for submission plan to NPSG by end June
- NPSG prepares Consultation Statement for same
- Parish Council approves documents for submission to AVDC for examination in July

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS8

SEA Screening Report

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



Aylesbury Vale District Council

**Strategic Environmental Assessment Screening
Report**

For the Steeple Claydon Neighbourhood Plan

January 2016

Contents

1. Introduction	3
2. Legislative Background	3
3. Criteria for Assessing the Effects of Supplementary Planning Documents	4
4. Assessment	5
5. Screening Outcome	7

1. Introduction

- 1.1 This screening statement considers whether the contents of the Steeple Claydon Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The screening process is based upon consideration of standard criteria to determine whether the plan is likely to have “significant environmental effects”. The result of AVDC’s screening process is detailed in this Screening Statement.
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the policies in the Steeple Claydon Neighbourhood Plan and the need for a full Strategic Environmental Assessment.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication ‘A Practical Guide to the Strategic Environmental Assessment Directive’¹.
- 2.2 The Planning and Compulsory Purchase Act 2004 required Sustainability Appraisals (SA) to be produced for all Local Development Documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 Although a Sustainability Appraisal is not a requirement for a Neighbourhood Development Plan, part of meeting the ‘Basic Conditions’ which the plan is examined on, is to show how the plan achieves sustainable development. The Sustainability Appraisal process is an established method and a well recognised ‘best practice’ method for doing this. It is therefore advised, where an SEA is identified as a requirement, an SA should be incorporated with SEA, at a level of detail that is appropriate to the content of the Neighbourhood Plan.

¹‘A Practical Guide to the Strategic Environmental Assessment Directive’
<https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance> (ODPM 2005)

3. Criteria for Assessing the Effects of Neighbourhood Development Plans

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below²:

1. The characteristics of plans and programmes, having regard, in particular, to:

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

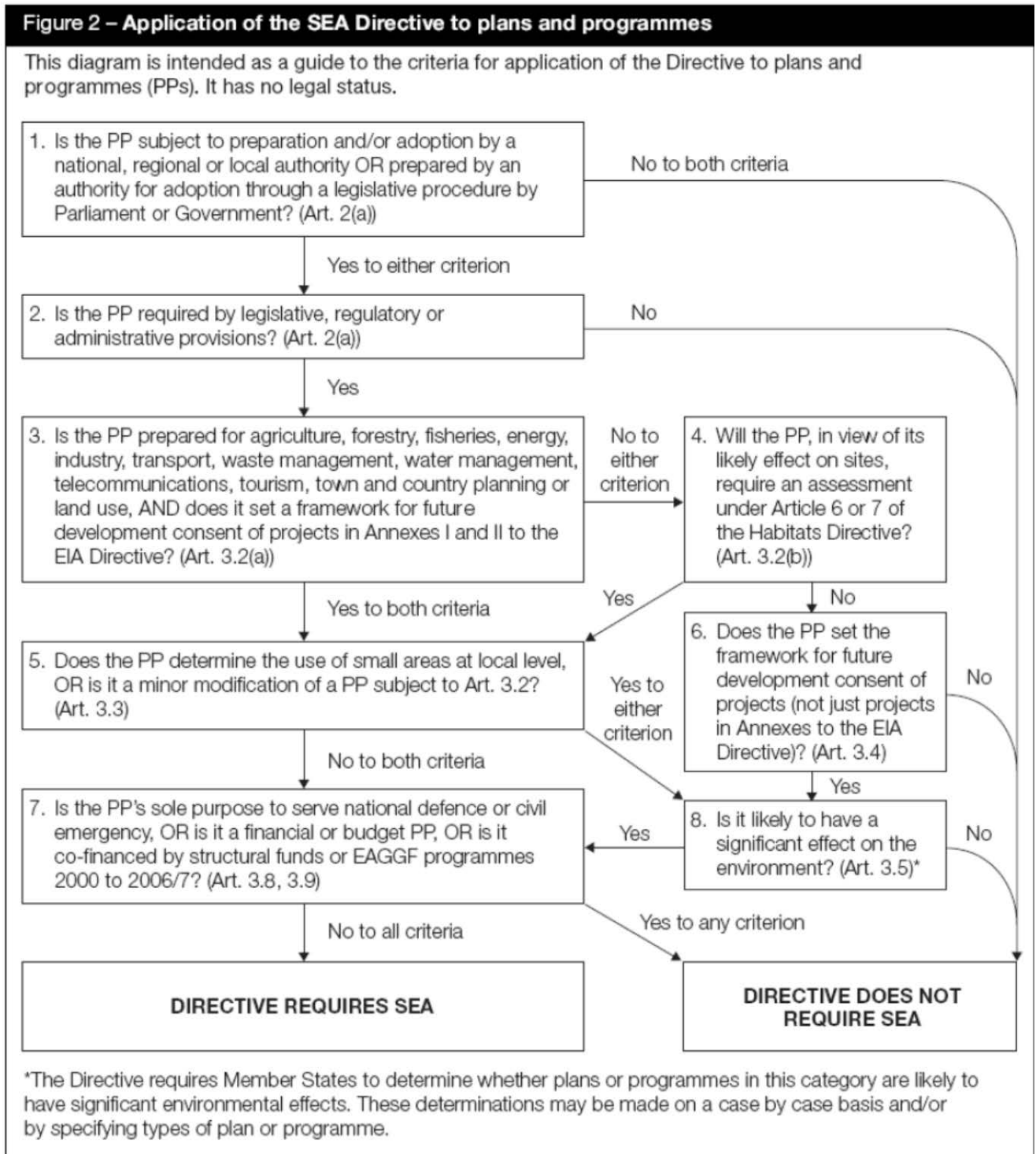
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

² Source: Annex II of SEA Directive 2001/42/EC

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



4.2 The table below shows the assessment of whether the Steeple Claydon Neighbourhood Plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Table 1: Establishing the Need for SEA		
Stage	Y/ N	Reason
1. Is the plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The Neighbourhood Plan will be adopted by a Local Planning Authority, Aylesbury Vale District Council.
2. Is the plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The Neighbourhood Plan is an optional plan produced by Steeple Claydon Parish Council.
3. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	The Neighbourhood Plan is prepared for town and country planning purposes, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art 3.2(a)).
4. Will the plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	A district wide HRA Screening for the Aylesbury Vale was prepared to assess the former Vale of Aylesbury plan (approximately 50 at Steeple Claydon). As the levels of development in the Steeple Claydon Neighbourhood Development Plan are broadly similar (likely to be around 100-150 new homes), and are not in the vicinity of sites of Special Areas of Conservation it is unlikely a further HRA Screening Assessment is needed. A new Assessment for the levels of growth and locations in the forthcoming Vale of Aylesbury Local Plan will consider the effects of development needed across the district including Steeple Claydon parish.
5. Does the plan determine the use of small areas at local level, OR is it a minor modification of a plan subject to Art. 3.2? (Art. 3.3)	Y	The Neighbourhood Plan is proposing to make allocations to accommodate potentially around 100-150 dwellings. It is possible areas of land might be allocated for commercial use and Local Green Space designations could be identified. Local Green Space designation would not change the current use of the land.
6. Does the plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The Neighbourhood Plan will set a framework for future development consents of projects, including land allocated for housing and employment.
7. Is the plans sole purpose to serve the	N	The purpose of the Neighbourhood Plan is

national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		not for any of the projects listed in Art 3.8, 3.9.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	Y	The Neighbourhood Plan has the potential to have a significant effect on the environment as the policies will determine the future use of land and will guide development in the area.
1 (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	Y	The Steeple Claydon Neighbourhood Plan will set out a spatial vision for the designated Neighbourhood Area and provide a framework for proposals for development such as housing, community facilities employment and the protection of valued open space.
1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	N	<p>The SCNP, where possible, will respond to rather than influence other plans or programmes. A Neighbourhood Plan can only provide policies for the area it covers while the policies at the District and National level provide a strategic context for the SCNP to be in general conformity with.</p> <p>None of the policies in the Neighbourhood Plan are likely to have a direct impact on other plans in neighbouring areas.</p>
1 (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	N	<p>Proposals set out in the SCNP are planned to balance environmental, social and economic considerations of sustainable development. However the SCNP recognises that for rural communities such as Steeple Claydon, the importance of the surrounding environment is particularly acute.</p> <p>It is considered that the SCNP will have a positive impact on local environmental assets and places valued by local people in the Neighbourhood Area.</p>
1(d) environmental problems relevant to the plan	N	Steeple Claydon Neighbourhood Plan will allocate housing and potentially employment sites. The housing allocations could be for potentially around 100-150 dwellings spread over the plan period and on more than one site. It is likely these will have to be built on greenfield land. The impact on traffic flow from the proposed developments is not expected to be a concern given that the overall levels of residential growth proposed are unlikely to give rise to significant additional car movements. Employment provision could potentially create more of an impact on

		<p>highways and air quality but if employment provision is allocated in Steeple Claydon it is likely to be too smaller scale to be of particular concern.</p> <p>The Steeple Claydon Neighbourhood Plan could potentially look to address transport problems through policies in the plan which would have a positive impact on the environment.</p> <p>There are no Air Quality Management Areas within or near to the Neighbourhood Area.</p>
1 (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	N	The SCNP is being produced to be in general conformity with the AVDLP and national policy. The plan has no relevance to the implementation of community legislation.
2 (a) the probability, duration, frequency and reversibility of the effects	N	It is highly unlikely there will be any irreversible damaging environmental impacts associated with the SCNP, it is intended to have a positive effect on sustainability.
2 (b) the cumulative nature of the effects	N	It is highly unlikely there will be any negative cumulative effects of the policies, rather it is likely it will have moderate positive effects. Any impact will be local in nature.
2 (c) the trans boundary nature of the effects	N	Effects will be local with no expected impacts on neighbouring areas.
2 (d) the risks to human health or the environment (e.g. due to accidents)	N	No risks have been identified.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	The Neighbourhood Area covers an area which is 1,347 ha and contains a population is of 2,278 residents (2011 census).
2 (f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards (iii) intensive land-use	N	<p>The SCNP is unlikely to adversely affect the value and vulnerability of the area in relation to its natural or cultural heritage. If anything is will provide greater support to enhance the setting of heritage, heritage assets and green spaces.</p> <p>The Steeple Claydon Neighbourhood Plan potentially could include policies to improve the design of development within the village if it is deemed to be needed. Therefore the plan if anything will have a positive impact on the conservation and enhancement of the historic environment and the areas heritage assets.</p> <p>There could also be specific policies to look</p>

			to enhance recreation areas, green corridors and protect trees and hedgerows which will have a positive effect environmentally and help protect the rural character of Steeple Claydon.
	2 (g) the effects on areas or landscapes which have a recognised national, community or international protection status	N	There are no such designations within the Neighbourhood area or close enough to be impacted.

5.0 Screening Outcome for Neighbourhood Plans with Allocations

- 5.1 Having reviewed the criteria Aylesbury Vale District Council concludes that the Steeple Claydon Neighbourhood Plan has some potential to have significant environmental effects beyond those expected by 'strategic' district-wide policies of the Local Plan, although the magnitude and location of these effects is difficult to ascertain at this stage of the plan making process. Therefore the best course of action is to produce a Strategic Environmental Assessment, particularly as this is a process that needs to be started in the early stages of the plan making process and cannot be retrofitted at a later stage. Although not a requirement, we would recommend this incorporates a Sustainability Appraisal to consider more widely the balance of sustainability and to help ensure the plan meets the basic conditions.

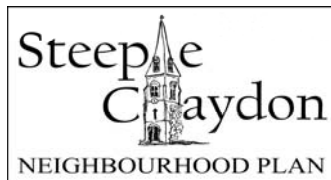
STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement APPENDIX CS9 Envelope for questionnaires

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



NEIGHBOURHOOD PLAN SURVEY 2016

This questionnaire is specific to the occupier of:

This envelope contains:

- A questionnaire
- A note to explain the process, including details of the exhibition and public meeting
- A pre-paid envelope to return your questionnaire

Please take a few minutes to read the information and complete the questionnaire when you are ready. The final closing date for receipt of questionnaire responses is 30 November 2016.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS10

Presentation – November 2016

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



Steeple Claydon Neighbourhood Plan
 Consultation Event – 17th November 2016

Neighbourhood Plans

- Planning legislation
- Planning authority (AVDC) responsible for the Local Plan
- This includes providing a 5 year land supply to meet housing demand
- Parish and Town Councils have the option to develop a Neighbourhood Plan

What is a Neighbourhood Plan?

- It's whatever we want it to be – it's our plan
- It is our opportunity to say what we want the village to be like in the future
- In particular it examines what development the village considers appropriate
- There are certain things it needs to contain
- It has to be carried out in consultation with the residents
- It has to be carried out in line with the published process

Steeple Claydon plan

- Parish Council agreed need for a Neighbourhood Plan
- Process began over 18 months ago
- Understanding the background
- Reading the guidance
- Identifying and employing consultants

Steeple Claydon's needs

- Need a plan in place urgently to ensure we have protection against unwanted development
- We want to use it to inform the Parish Council's decision making and investment programme
- We need the evidence to support future community facilities where we can obtain grant funding or Section 106 / CIL

Our team

- The Neighbourhood Plan team – the steering committee
- Consultants
- Supporters and helpers

Baseline review

- Analysis of what we thought was important:
 - Education
 - Housing
 - Business
 - Environment
 - Health
 - Recreation
 - Traffic and transport
 - History

Initial consultation

- Public meeting and exhibition – August 2015



Our objective

To develop a plan which supports the future sustainability of our village

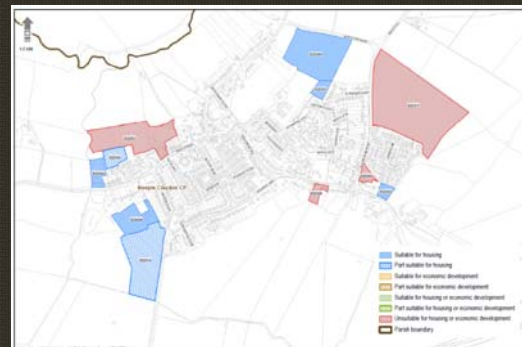
AVDC's position

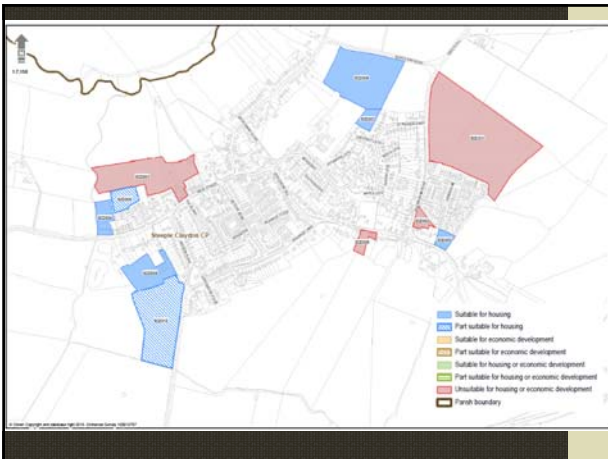
- Failed to develop a Local Plan at the first attempt
- Working towards a Local Plan – expected mid 2017
- AVDC advised us to hold off
- Decided to progress – taking account of draft Local Plans
- AVDC didn't support other 'made' plans
- Test case went to appeal – AVDC decision overturned

Housing Allocation - SHLAA

- Strategic Housing Land Availability Assessment
- SHLAA first draft – 150 houses
- SHLAA second draft – 156 houses
- Local Plan latest draft – 208 houses
- Those built since 2013 count in these totals
- AVDC's numbers are falling 33k down to 27k

Housing allocation





Process

- Consultation – what do you think?
- Combine into a questionnaire – issued to all houses in the parish
- Analyse and use consultation and feedback to develop draft report
- Consultation – have we understood you?
- Develop final report and handover to AVDC

Programme

- Official start of the process – April 2015
- Consultation including Questionnaire – current
- Draft plan – end January
- Consultation – February 2017
- Final plan – April 2017

How can you help?

- Look at what we're doing and comment
- Take an active part in the consultation process
- Complete the questionnaire and encourage others to

Some thoughts

- What's good about Steeple Claydon ?



Some thoughts

- What's good about Steeple Claydon ?



Some thoughts

- What's good about Steeple Claydon ?



We are here for you

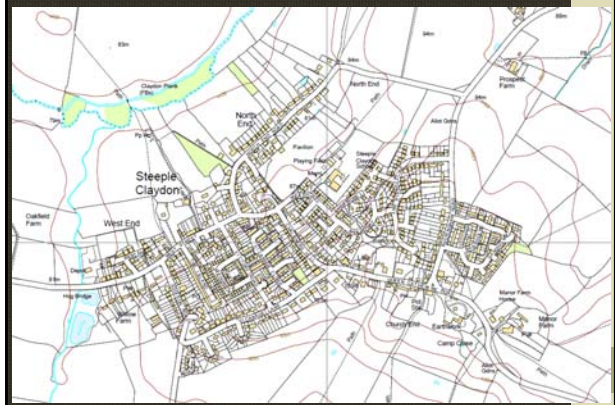
- We are committed to developing this plan to
 - Celebrate what makes Steeple Claydon special
 - Make sure it's a great place for future generations to live
 - An enjoyable place to be

PLEASE HELP!

Steeple Claydon
NEIGHBOURHOOD PLAN

Steeple Claydon Neighbourhood Plan

Consultation Event – 17th November 2016



STEEPLE CLAYDON NEIGHBOURHOOD PLAN



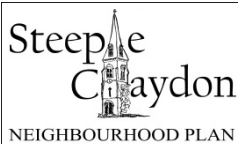
Consultation Statement

APPENDIX CS11

Envelope cover note

MAY 2017

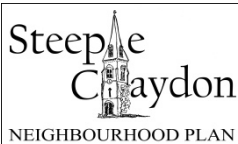
Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



Here's your return envelope for the Neighbourhood Plan questionnaire.

Unfortunately the pre-paid system didn't work so if you do want to use the envelope please put a stamp on it. Alternatively you can drop the envelope into the Steeple Claydon Post Office and we will forward them to the analyst. Or call the Clerk (738570) and we'll arrange to pick it up from you.

Just a reminder, if you have access to the internet, you can complete the survey online by clicking on the link on the Neighbourhood Plan website at www.steepleclaydonplan.org.uk. You'll need your unique code and postcode to complete the questionnaire.



Here's your return envelope for the Neighbourhood Plan questionnaire.

Unfortunately the pre-paid system didn't work so if you do want to use the envelope please put a stamp on it. Alternatively you can drop the envelope into the Steeple Claydon Post Office and we will forward them to the analyst. Or call the Clerk (738570) and we'll arrange to pick it up from you.

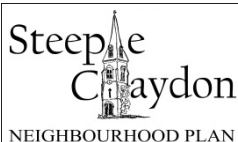
Just a reminder, if you have access to the internet, you can complete the survey online by clicking on the link on the Neighbourhood Plan website at www.steepleclaydonplan.org.uk. You'll need your unique code and postcode to complete the questionnaire.



Here's your return envelope for the Neighbourhood Plan questionnaire.

Unfortunately the pre-paid system didn't work so if you do want to use the envelope please put a stamp on it. Alternatively you can drop the envelope into the Steeple Claydon Post Office and we will forward them to the analyst. Or call the Clerk (738570) and we'll arrange to pick it up from you.

Just a reminder, if you have access to the internet, you can complete the survey online by clicking on the link on the Neighbourhood Plan website at www.steepleclaydonplan.org.uk. You'll need your unique code and postcode to complete the questionnaire.



Here's your return envelope for the Neighbourhood Plan questionnaire.

Unfortunately the pre-paid system didn't work so if you do want to use the envelope please put a stamp on it. Alternatively you can drop the envelope into the Steeple Claydon Post Office and we will forward them to the analyst. Or call the Clerk (738570) and we'll arrange to pick it up from you.

Just a reminder, if you have access to the internet, you can complete the survey online by clicking on the link on the Neighbourhood Plan website at www.steepleclaydonplan.org.uk. You'll need your unique code and postcode to complete the questionnaire.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS12

Consultation flyer – November 2016

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

NEIGHBOURHOOD PLAN SURVEY

NOVEMBER 2016

What is a Neighbourhood Plan?

It's a way for local people to influence the planning and development of housing within our village, and to identify other important areas relating to leisure, amenities and wellbeing over the next 15 years.

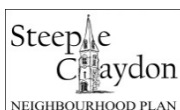
It helps define what we see as acceptable development within Steeple Claydon. It can't prevent development, but it can influence where and what types of homes are built, and improvements to the environment as part of any development package.

The **Neighbourhood Plan Survey** is part of the evidence we are collecting that will tell us how you feel and what you regard as the key issues. It will be combined with a public consultation programme including open meetings and exhibitions to give people the opportunity to express their views.

This survey was developed by the Neighbourhood Plan Steering Committee on behalf of the Parish Council and in consultation with members of the village following a widespread leaflet and website advertising campaign. All information you provide will be treated in strictest confidence and in compliance with the Data Protection Act.

Without a Neighbourhood Plan we will have little control over new development and will receive less community funding from those developments.

**PLEASE TAKE THIS OPPORTUNITY TO HAVE YOUR SAY IN THE
FUTURE OF OUR SPECIAL VILLAGE**



WE NEED YOUR INPUT!

Thank you for taking the time to complete this questionnaire. Please complete it on behalf of your household. If other members of your household prefer to fill in their own survey, you can request additional copies by contacting the Clerk to the Parish Council on 01296 738570 or email clerkscpc@btinternet.com

Please use the pre-paid envelope to return the questionnaire by 30th November 2016.

You can complete the questionnaire online by visiting the Neighbourhood Plan website – www.steepleclaydonplan.org.uk and follow the link to the questionnaire. You will be asked for the unique code from your questionnaire for verification purposes

Public Events

We are holding the following events to give you the opportunity to talk to members of the team:

Public meeting – 7:30pm, Thursday 17th November at Steeple Claydon School – presentation and Q&A

Public exhibition – 3:00pm to 8:00pm, Tuesday 22nd November at the Village Hall

If you can't make either of these events please contact the Clerk (details above) and he will arrange for a member of the team to contact you.



STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS13

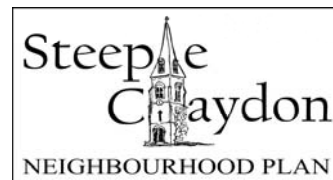
Questionnaire - November 2016

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

STEEPLE CLAYDON PARISH COUNCIL

NEIGHBOURHOOD PLAN SURVEY



Number	
---------------	--

Your postcode MK18 2 __

Please circle all the age groups in your household: under 16 / 17-24 / 25-40 / 41-64 / 65+

PART 1 HOUSING

1 Please indicate the level of priority you would give to the following types of new home in Steeple Claydon:

	LOW	HIGH
(a) Smaller housing (1-2 bedrooms)		
(b) Small family homes (3 bedrooms)		
(c) Large family homes (4+ bedrooms)		
(d) Bungalows		
(e) Sheltered / retirement homes		
(f) Homes for older downsizers		
(g) Self-build		
(h) Other (please add)		

2 Please indicate the level of priority you would give to the following types of housing scheme:

	LOW	HIGH
(a) Affordable homes		
(b) Community housing (parish owned)		
(c) Rental properties		
(d) Shared ownership schemes		

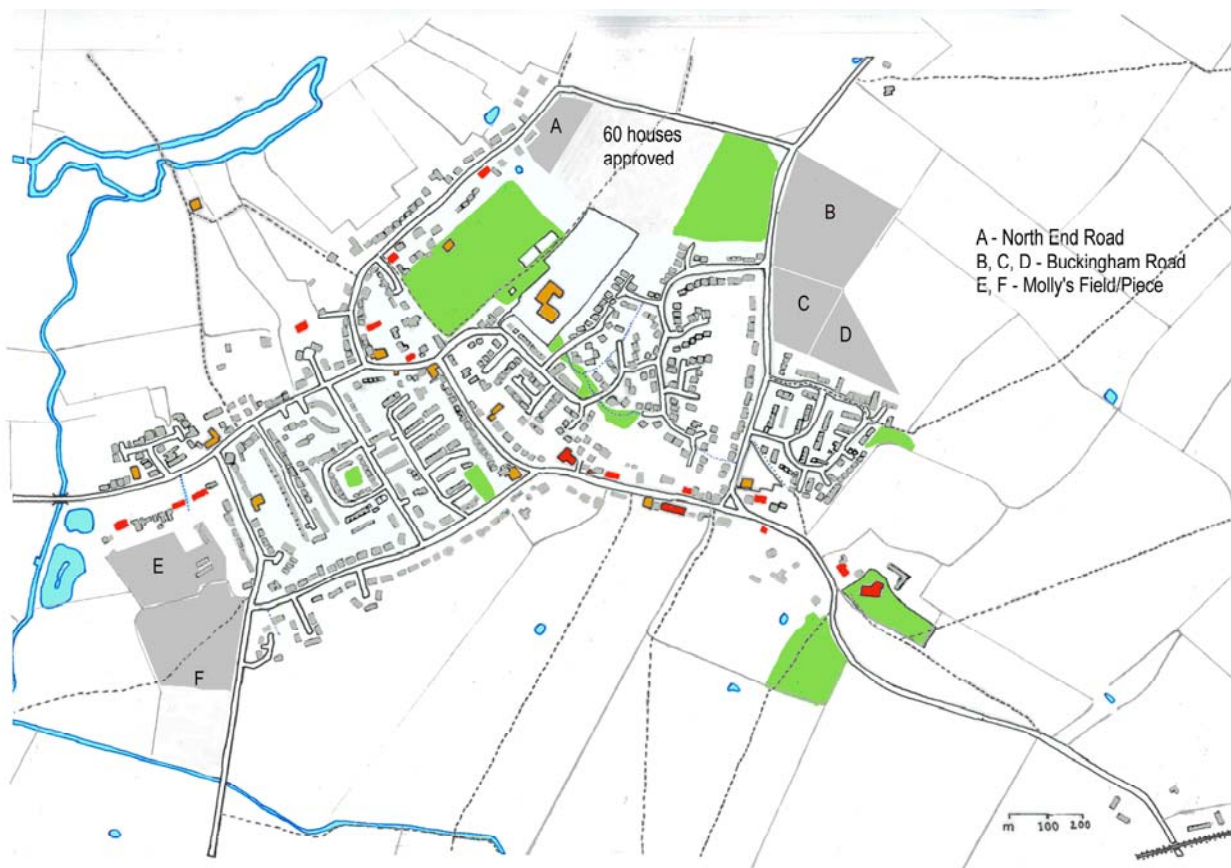
3 The Vale of Aylesbury Local Plan (VALP) has indicated that Steeple Claydon is likely to be expected to provide an additional 130 new houses over the next 15 years (according to that expected of a 'large village' in the VALP exercise). This figure takes into consideration those houses built in the past 3 years and the 60 houses approved on North End Road.

Regarding future developments, which size of development do you favour? Tick **all** that apply.

6-12 houses		12-30 houses		30-60 houses		60+ houses	
-------------	--	--------------	--	--------------	--	------------	--

Comments

4 The following map illustrates possible development sites around the village



Please indicate which sites shown in grey you regard as suitable for residential development in order of priority.

Preferred site 1

Preferred site 2

Preferred site 3

Please indicate why you have specified these choices.

5 Which sites do you regard as least suitable for residential development?

Least suitable site 1

Least suitable site 2

Least suitable site 3

Please indicate why you have specified these choices.

6 Are there any sites that you would consider suitable for other development such as industrial, commercial or retail?

Suitable site 1

Suitable site 2

Comments:

PART 2 EMPLOYMENT

There are currently few opportunities for employment within the village and new development could include business premises. The following two questions relate to current and future employment and will help us to identify the facilities and services that would best serve our growing community.

7 Does the village need more business premises to provide employment?

Yes No

8 What type of business premises would you like to see in the village?

	YES	NO
(a) Offices		
(b) Small workshops		
(c) Light industrial		
(d) Storage		

PART 3 ENVIRONMENT AND SUSTAINABILITY

9 The map in Q.4 shows green spaces within the village. Green spaces can be 'protected' as part of the village plan, making it harder to build on them in the future.

What level of priority would you give to the following?

	LOW	HIGH
(a) Protecting existing green spaces		
(b) Increasing green spaces around the village		
(c) Improving footpaths in and around the village		
(d) Introducing cycle paths in and around the village		
(e) Improving bus services to and from the village		
(f) Introducing traffic calming measures		
(g) Introducing flood protection measures		

PART 4 COMMUNITY ASSETS

10 Both the **GP surgery** and the **Co-Op** are working at maximum capacity (confirmed by both organisations) and both have traffic and parking problems. These are likely to worsen as the size of the village increases.

Would you like to see either or both moved to purpose-built facilities, incorporated into an appropriate housing development, providing ample parking and improved access?

Rank 1 to 3 (1 being your most preferred option)

Leave both where they are
 Move the Co-Op to a purpose-built site
 Move the Surgery to a purpose-built site

11 The **Recreation Ground** is a key feature of the village with a large area of grass suitable for ball sports, a pavilion, a skate ramp, the foundations of a disused tennis court and a children’s play area. Which facilities in the Recreation Ground would be the most valuable? Please rank 1-7 (1 being your most preferred option)

- Football pitch
- Cricket pitch
- Pavilion
- Children’s playground
- Skateboard ramps
- Multi-use games area (securely fenced, astroturf for training and 5 a side type sports)
- Tennis court
- Other (please specify)

12 The village has four **public** venues for hire – the Village Hall, the Mark Bulman Room at St Michael’s church, the Methodist church hall and the School hall.

Do you think:

- The Village Hall meets village needs? Yes / No
- The Mark Bulman Room meets village needs? Yes / No
- The school hall meets village needs? Yes / No
- Some other facility should be considered? Yes / No
- If so, which?

13 The village has a variety of **shops, pubs and other businesses**.

What kinds of other facilities would you like to see in the village?

14 Steeple Claydon School is a key village asset and is keen to consider developing shared facilities with the community, available for community use outside school hours. The following are possible suggestions.

What level of priority would you attach to each of the following?

	LOW	HIGH
(a) All weather Multi Use Games Area (MUGA) (netball/ tennis/ games court)		
(b) Swimming pool (indoor)		
(c) Eco huts (bird-watching, camping)		

Any other comments welcome (use additional sheet if you want to expand your comments):

.....

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS14

Comments forms - November 2016

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

**STEEPLE CLAYDON
NEIGHBOURHOOD PLAN
HOUSING**

What type of housing do we need?

Where should it be?

What's the impact of the E-W Rail and HS2 projects?

How many houses do we need?

**STEEPLE CLAYDON
NEIGHBOURHOOD PLAN
EMPLOYMENT**

Do you want more local employment?

Do you want to work from home more?

If so, what do you need?

What type of business units would you like to see if any?

**STEEPLE CLAYDON
NEIGHBOURHOOD PLAN
ENVIRONMENT
AND SUSTAINABILITY**

What's important to you?

What do you want to see more of?

What are you concerned about?

COMMUNITY ASSETS

What's important to you?

What do you want to see more of?

What are you concerned about?

**STEEPLE CLAYDON NEIGHBOURHOOD PLAN
COMMENTS AND FEEDBACK**

Name	
Address	
Email	
Comments	

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS15

Results analysis – Longman Consultancy

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

Steeple Claydon Parish Council Neighbourhood Plan Survey

Summary of outcomes

Introduction

Steeple Claydon Parish Council is in the process of developing a Neighbourhood Plan for the village. A Neighbourhood Plan will allow the village to influence the planning and development of housing and also identify other important areas relating to employment, leisure and amenities. The Neighbourhood Plan survey is part of the evidence base used in order to understand how local people feel in relation to the key issues. It was part of a wider consultation programme which includes public meetings and exhibitions.

This report will provide a summary of the outcomes of the Steeple Claydon Neighbourhood Plan Survey and provide a list of recommendations that can be utilised when developing the Neighbourhood Plan in the future. The responses to each question within the survey will be presented and where relevant written comments will be summarised.

Format of the survey

The survey was developed by the Steeple Claydon Neighbourhood Plan Steering Committee on behalf of the Parish Council

Number of responses

A total of 384 completed surveys were recorded. 51 of these were completed online and the remaining 333 were returned using the pre-paid envelope. 969 surveys were distributed in the village and this therefore means that the response rate was 40%.

Age group of respondents

Each respondent was asked to circle all of the age groups that lived in their property. The question was not compulsory. 326 people answered this question. The results were as follows:

- Under 16 –21%
- 17-24 – 10%
- 25-40 – 26%
- 41-64 – 54%
- 65+ - 43%

The percentages add up to more than 100% because there were often members of the household who fell within different age groups.

Question 1 - Types of new development

Question 1 asked respondents to indicate the level of priority they would give to different types of new homes in Steeple Claydon. Seven different options were provided and there was also space to make suggestions for other types of home. The results are shown below:

Type of home	Low priority (%)	High priority (%)
Smaller housing (1-2 bedroom)	35	65
Small family homes (3 bedrooms)	20	80
Large family homes (4+ bedrooms)	76	24
Bungalows	51	49
Sheltered/retirement homes	44	56
Homes for older downsizers	44	56
Self build	85	15

In order to ascertain which types of home would be preferred it is possible to look at the total number of people who gave a high priority to each type of home. Those with the most number of respondents giving it a high priority would be the most preferable. The priority order from high to low is shown below:

1. Small family homes (3 bedrooms)
2. Smaller housing (1-2 bedrooms)
3. Homes for downsizers
4. Sheltered/retirement homes
5. Bungalows
6. Large family homes (4+ bedrooms)
7. Self build

When studying the break down on the results it is very clear that small family homes and smaller housing are the most popular and large family homes and self build the least popular. In relation to the top two answers there was a large number of people placing a high priority on these options and few placing a low priority. Vice versa is applicable for the bottom two answers. Those types of homes in positions 3-5 are less clear cut and this is shown in the percentages table above.

Other types of home that were suggested were:

- None of these
- 2 storey flats

- Starter homes
- Homes with land/equestrian facilities
- Shared ownership
- Housing association
- Pre-fab houses
- Lifetime homes

In terms of the other the other types of home being suggested, a number of surveys were returned stating that they did not want any types of new home in the village. It is therefore important that the reasons why housing in some form is inevitable in Steeple Claydon are explained to local residents clearly. Some of the other suggestions are dealt with in question 2 of the survey (shared ownership and housing association). The other suggestions could be considered when developing the Plan.

Neighbourhood Plan recommendation - Preference for smaller housing and family homes of between 1 and 3 bedrooms. Large family housing and self build are least preferred.

Question 2 – Types of housing scheme

Question 2 asked respondents to indicate the level of priority they would give to different types of housing scheme in Steeple Claydon. Four different options were provided. The results are shown below:

Type of housing scheme	Low priority (%)	High priority (%)
Affordable homes	22	78
Community housing (parish owned)	47	53
Rental properties	70	30
Shared ownership schemes.	43	57

In order to ascertain which types of housing scheme would be preferred it is possible to look at the total number of people who gave a high priority to each type of housing. Those with the most number of respondents giving it a high priority would be the most preferable. The priority order from high to low is shown below:

1. Affordable homes
2. Shared ownership
3. Community housing (parish owned)
4. Rental properties

When studying the break down on the results it is very clear that the most popular type of housing is affordable housing and the least is rental properties. A large number of people gave a high priority to affordable housing and a large number of people gave a low priority to rental properties. In relation to the other two options the result was more balanced and this is shown within the percentages table above.

Neighbourhood Plan recommendation - Preference for affordable housing. Rental least preferred. Split opinion on shared ownership and community housing schemes.

Question 3 – Size of developments

Question 3 asked respondents to indicate the size of future housing developments that would be preferred in Steeple Claydon. Four different options were provided and respondents could tick as many as they felt applicable. Respondents could also add their own comments. The results are shown below:

Size of housing development	Percentage
6-12 houses	48%
12-30 houses	52%
30-60 houses	25%
60+	8%

The percentages add up to more than 100% because respondents could tick more than one box. The preference in terms of housing size from high to low is shown below:

1. 12-30 houses
2. 6-12 houses
3. 30-60 houses
4. 60+ houses

A development size of between 12 and 30 houses was the most preferred with 6-12 houses also popular. A quarter of the respondents to the question felt that developments of 30-60 dwellings would be appropriate with few preferring developments of over 60. There is therefore a preference of developments of between 6 and 30 houses followed by between 30 and 60 houses.

53 people commented on the question. A summary of the comments is shown below:

- We don't need/want any more housing in Steeple Claydon. There are already traffic problems and pressure on existing facilities in the village.
- We don't want to lose the feel of being a village
- Larger number of small developments preferable
- Any development needs associated infrastructure
- No demand in the village
- No large estates

The comments section shows that there are general concerns from some residents regarding any new housing in Steeple Claydon in terms of its physical impact on roads, services and facilities as well as the impact on the 'feel' of the village. Approximately 35% of the 53 people who commented on the question did not want any extra development in the village. It is important that the reasons why housing in some form is necessary in Steeple Claydon are explained to local residents clearly. The majority of the remainder of the comments referred to the fact that a larger number of smaller developments would be preferable in order to retain character and the village 'feel'. There is also a common view that investment would need to be made in the relevant infrastructure and services/facilities if additional is required.

Neighbourhood Plan recommendation - Preference for sites between 12-30 units and a larger number of smaller schemes rather than 60+ sites.

Question 4 – most suitable sites for development

At this stage in the survey a map of Steeple Claydon was provided showing six potential sites for development. Question 4 then asked residents to indicate which sites they regarded suitable for residential development in order of priority. Respondents were able to identify three preferred sites and there was also a comment box provided in order to indicate why they made their choices. The six sites were:

- A (North End Road)
- B, C, D (Buckingham Road)
- E, F (Molly's Field/Place)

For question 4 a calculation has been made in relation to how many times each site has appeared in a respondent's preferred top three. The results are shown below. The higher the percentage, the more times it was listed in a respondent's top 3.

Site E - 19.1%
Site F - 18.9%
Site C - 17.2%
Site A - 15.8%

Site D - 14.6%

Site B - 14.4%

On this basis, site E was the most commonly included site within the preferred top three closely followed by site F. Sites D and B were included in a respondent's preferred top three the least times.

In terms of the comments relating to this question there was a wide variety of views depending on which sites respondents preferred. In general it was felt that sites E and F would result in less impact and less traffic through the village and that sites B, C and D represented a more attractive landscape. In relation to site A opinion was more split as some felt that it would be sensible to place houses next to a development that has already been approved but others felt that new development in this location would exacerbate existing concerns.

Neighbourhood Plan recommendation - Preference for sites E and F. Take steps to mitigate impact of any developments on infrastructure, services and landscape.

Question 5 – least suitable sites for development

Question 5 also utilised the map and asked residents to indicate which three sites they regarded least suitable for residential development. There was also a comment box provided in order to indicate why they made their choices.

For question 5 a calculation has been made in relation to how many times each site has appeared the respondents' least preferred three. The results are shown below. The higher the percentage, the more times it was listed in a respondents' bottom three choices for development.

Site D - 21.1%

Site B - 18.8%

Site C - 16.8%

Site A - 15.9%

Site E - 14.0%

Site F - 13.4%

On this basis site D is the least popular with B in second place. The results back up the responses to question 4 that sites E and F are preferred.

In terms of the comments made in relation to this question often the same issues were raised as with question 4. Comments relate to impact of development on the landscape of the sites, on traffic/highway safety and the impact on views.

It should be noted that as with previous questions there were a number of respondents who indicated that they did not want any new development in the village. This has been covered previously in this report.

Neighbourhood Plan recommendation – Least preferred sites are D and B. Take steps to mitigate impact of any developments on infrastructure, services and landscape.

Question 6 – suitable sites for industrial, commercial or retail development

In relation to question 6 the sites on the map were referred to and respondents were asked if they felt if any of the sites had the potential for being developed for an industrial, commercial or retail use. Space was provided for suggestions for two suitable sites as well as comments.

In relation to question 6 the preferred sites for industrial, commercial or retail were:

Site F - 46.7%
Site E - 18.1%
Site C - 15.2%
Site B - 11.4%
Site D - 4.8%
Site A - 3.8%

In relation to the comments many of the responses stated that they did not want to see any industrial development within the village. Many wished any such development to be situated on the outskirts of the village. The presence of HS2 was also referenced as a reason for choosing site F.

Neighbourhood Plan recommendation – Majority prefer site F for industrial, commercial or retail development.

Question 7 - Employment

Question 7 of the survey asks whether the village needs more business premises to provide employment. Respondents were able to choose 'yes' or 'no'. The results were:

- Yes – 52%
- No – 48%

The results of question show that there is a split of opinion within the village as to whether more business premises are required. Although the majority of people who responded think that more business premises are required in the village, there is also a significant portion who do not.

Neighbourhood Plan recommendation – Majority believe that more business premises are required but be aware that many villagers do not.

Question 8 – Types of business premises

Question 8 also related to employment and asks what type of business premises would respondents like to see within the village. Four options were given and it was possible to answer ‘yes’ or ‘no’ to each option. The results are shown in the table below:

Type of business premises	Yes %	No %
Offices	44	56
Small workshops	64	36
Light industrial	31	69
Storage	12	88

In order to ascertain which types of business premises would be preferred it is possible to look at the total number of people answered ‘yes’ to each type of business. Those with the most number of respondents being supportive of that type of business premises would be the most preferable. The priority order from high to low is shown below:

1. Small workshops
2. Offices
3. Light industrial
4. Storage

When studying the break down on the results it is very clear that storage is the least popular option. Small workshops were the most popular followed by offices. However, it should be noted that more respondents stated ‘no’ to offices than stated ‘yes’. Therefore care needs to be taken when utilising these results.

Neighbourhood Plan recommendation - Preference for small workshops. Careful consideration required for other proposed business premises.

Question 9 – Environment and sustainability

Question 9 refers to green spaces shown on the map and asks respondents to give low or high priority for different environmental and sustainable features. Seven different options are provided. The results are shown below:

Environmental/sustainable features	Low priority (%)	High priority (%)
Protecting existing green spaces	3	97

Increasing green spaces around the village	25	75
Improving footpaths in and around the village	19	81
Improving cycle paths in and around the village	59	41
Improving bus services to and from the village	20	80
Introducing traffic calming features	42	58
Introducing flood protection measures	52	48

In order to ascertain which types of environmental or sustainable measure would be preferred it is possible to look at the total number of people who gave a high priority to each type measure. Those with the most number of respondents giving it a high priority would be the most preferable. The priority order from high to low is shown below:

1. Protecting existing open green spaces
2. Improving footpaths
3. Improving bus services
4. Increasing green spaces
5. Introducing traffic calming
6. Introducing flood protection measures
7. Introducing cycle paths

When studying the break down on the results it is very clear that measures placed 1 to 4 are the most popular and supported by the majority of people. In particular protecting existing green spaces is seen as very important. In relation to the features ranked 5 to 8 opinion on these is more divided.

Neighbourhood Plan recommendation – Strong preference for protecting existing open green spaces. Support for improving footpaths, bus services and increasing green spaces. Opinion on traffic calming, flood protection measures and introducing cycle paths divided.

Question 10 – Community assets

Question 10 relates to community assets and in particular to the GP surgery and the Co-Op. The question aimed to explore residents' views on whether the GP surgery and the Co-Op should remain where they are or whether they should be moved to a new purpose built site.

Respondents were asked to the following options from 1 to 3 with 1 being their preferred option. The options were:

- Leave both where they are
- Move the Co-Op to a purpose built site
- Move the surgery to a purpose built site

The results were:

- Leave both where they are - ranked 1 by 43%, ranked 2 by 10% ranked 3 by 47%
- Move the Co-op - ranked 1 by 52%, ranked 2 by 28%, ranked 3 by 20%
- Move the GP - ranked 1 by 52%, ranked 2 by 30%, ranked 3 by 18%

In relation to leave both the GP and surgery where they are most people who answered this question ranked it as their least preferred option. In relation to moving both the GP surgery and the Co-Op in both cases the majority of people ranked this as their number 1 option.

It is therefore preferred by the majority to relocate the Co-op and the GP.

Neighbourhood Plan recommendation – Preference to move the GP surgery and Co-Op to a new location.

Question 11 – Recreation ground facilities

Question 11 relates to facilities that are located within the recreation ground in the village. Respondents were asked which facilities within the recreation ground would be most valuable. They were asked to rank the facilities from 1 to 7 with 1 being their most preferred option. There was also space to suggest other facilities.

The ranks allocated to each facility were averaged and the results are shown below in priority order from high to low. The averaged ranks are shown in brackets.

1. Children's playground (1.97)
2. Football pitch (2.54)
3. Pavilion (3.21)
4. MUGA (3.23)
5. Cricket pitch (3.70)
6. Skateboard ramps (4.38)
7. Tennis court (4.66)

The averaged ranks show that the children's playground and football pitch were given the highest priority by respondents. The pavilion and MUGA in third and

fourth place respectively had close average ranks. The cricket pitch, skateboard ramp and tennis court were given the lowest ranks on average. Other suggestions that were made for facilities were:

- Indoor netball court
- Badminton courts
- Basketball hoop
- Picnic seating area
- Car parking
- Swimming pool
- Dog walking facilities
- More benches/trees
- Cycle track
- Bowls pitch
- Running/walking track
- No dogs
- Number of comments asking that the facilities remain as they are but are upgraded.

Neighbourhood Plan recommendation – Preference for children’s playground and football pitch followed by pavilion and MUGA. Consider other suggestions and the possibility of upgrading existing facilities.

Question 12 – public venues for hire

Question 12 relates to the public venues that are available for hire within the village. Respondents were asked whether each of the public venues currently available for hire meet the village needs. They were also asked whether another facility should be considered. The table below shows the results.

Does the venue meet the village needs?	Yes %	No %
Village hall	84	16
Mark Bulman Room	88	12
School hall	84	16

The responses show that the majority of people feel that the current venues meet the needs of the village. A summary of the additional comments are shown below:

- The venues meet village needs
- Haven’t used them so can’t comment

- Improved pavilion
- Community hall
- New village hall
- Social club
- Gym/sports facilities
- Youth club
- Scout hut

The results show that most people feel that the current public venues are suitable. However, the potential upgrade of these existing facilities and the pavilion as well as the other types of venues suggested should also be considered when developing the Plan.

Neighbourhood Plan recommendation – Existing facilities meet the village needs. However also consider creation of additional venues and upgrade of existing facilities.

Question 13 – Village facilities

Question 13 asks respondents what other facilities they would like to see in the village. The list below shows the most popular responses.

- Pub serving good food/restaurant
- Café/tea room
- ATM
- Gym/swimming pool
- Improved bus services/train station
- Petrol station
- Protecting the Post Office

The highest demand is for a pub serving good food or a restaurant as well as a café or tea room. However, the other facilities on the list above were also popular. Approximately 30 responses indicated that they did not want any more facilities in the village. The following list contains other suggestions that were made by smaller numbers of people:

- Bigger supermarket
- Library
- Hairdressers
- Bank open at weekends

- NHS dentist
- Craft shop
- Better lighting
- Compost bins
- Small garden centre
- Children's indoor play
- Working mens club
- Dry cleaners
- Charity shop
- Chemist
- Solicitor
- Bus shelters
- Deli
- Youth club
- Private prep school
- Police outpost
- Butchers
- Veg shop
- Chinese/Indian takeaway
- Science and innovation park
- Bakery
- Speed camera
- Exhibition space
- Betting shop
- Self storage warehouse
- Electric car charger point
- DIY shop
- Improved bus service
- Light industrial workshops
- Vets

Neighbourhood Plan recommendation – Highest demand for a pub serving good food, a restaurant and a café or tea room. Also popular are an ATM, gym/swimming pool, improved bus services/train station and a petrol station. Protecting the Post Office is also important. Consideration should also be given to the other suggestions made by respondents.

Question 14 – Facilities at the school

Question 14 relates to Steeple Claydon School and developing shared facilities with the community that would be available for community use outside of school hours. Three suggestions were made and respondents were asked what level of priority they would give each one. The results are in the table below.

Possible shared school facilities	Low priority (%)	High priority (%)
All weather Multi Use Games Area (MUGA) – netball/tennis/games court	23	77
Indoor swimming pool	42	58
Eco huts (bird watching/camping)	73	27

In order to ascertain which types of facility would be preferred it is possible to look at the total number of people who gave a high priority to each facility. Those with the most number of respondents giving it a high priority would be the most preferable. The priority order from high to low is shown below:

1. MUGA
2. Swimming pool
3. Ecohuts

When studying the break down on the results it is clear that the MUGA is the most popular option supported by the most people. The indoor swimming pool is also popular but there is also a proportion of people who would place a low priority on this facility. Eco huts are the least popular option with many people considering this as a low priority.

Neighbourhood Plan recommendation – Preference for MUGA. Also support for indoor swimming pool. Least support for ecohuts.

Any other comments

At the end of the survey there is an opportunity for respondents to make any other comments. In some cases the additional comments made suggestions for village facilities that have been covered in question 13. Other comments in this section have also been recorded elsewhere in this report and these will not be repeated here. A summary of the other comments received are shown below

- We do not want any additional development in the village because we would like our village to remain as a village/we are already concerned about the threat of HS2/there is already considerable strain on local roads, facilities and services/the impact on the countryside will be too severe
- Thank you for requesting input from local people
- Questionnaire is well designed/thorough
- Development in the village is welcomed
- School and doctors will need extending/improving.
- We also need to consider the library
- Pedestrian crossing needed near Co-Op
- New development should be exemplar in terms of design and sustainability
- Want to ensure developers contributions directly benefit the village
- The village needs road improvements/one way system/parking
- Need support for the younger generation
- Questionnaire is a waste of time/money/badly designed
- Thought needs to be given to infrastructure such as electricity, gas, sewerage, broadband.
- Moving the GP/Co-Op to edge of the village will reduce accessibility especially for vulnerable groups.
- There are potential development sites other than those suggested in the survey

Neighbourhood Plan recommendation – Consider suggestions within this section and take note of concerns raised or opportunities identified.

Limitations of survey outcomes

When recording and analysing the responses the following issues occurred. The table below indicates what the issue was and how this was resolved.

Issue	How this was resolved/dealt with
Respondents writing free hand comments on the survey.	If there was no comments box available relating specifically to the question then

	the freehand comments were recorded in the 'Any other comments' section at the end of the survey.
Respondents who want no development in the village not having anywhere to record this directly	As the emerging VALP will require some development within Steeple Claydon there was no option for those who oppose any new housing. However, when this was the view of a respondent it was recorded in the relevant comments section or in the final 'Any other comments' box.
In relation to questions 4, 5 and 6 respondents sometimes identified multiple options for each of their preferred sites rather than a single option for each.	When analysing the data the total number of times each site was included in a respondents preferred (Q4), least preferred (Q5) or as a suitable site (Q6) was recorded. This then allows an overall picture of the responses to be created.
In relation to question 10 (GP/Co-Op) sometimes respondents did not rank from 1 to 3. Instead they only recorded a single number depending on what their views were.	When analysing the data the total number of times an option is ranked 1, 2 or 3 was recorded. This then allows an overall picture of the responses to be created.
In relation to question 11 there were instances where respondents did not understand the ranking system and placed either a value from 1-10 or a percentage for each facility.	Where a number was provided in relation to a facility this was recorded as this would still indicate the preferences of the respondent. It was harder to record when a percentage was provided but the number of responses where this occurred was minimal.

Summary of recommendations for the Neighbourhood Plan

This section of the report will provide a summary of the recommendations that were made in relation to each question. It should be noted that these are recommendations only which need to be considered by the Steeple Claydon Neighbourhood Plan Steering Committee. When developing the Neighbourhood Plan the Steering Committee should take the results of the survey as one element of the outcomes of the wider consultation exercise. Where a recommendations has been influenced the Plan it will be necessary to explain how. If a recommendation has not influenced the Plan it will be necessary to explain why. The recommendations are shown below:

Part 1 Housing

1. Types of new home - preference for smaller housing and family homes of between 1 and 3 bedrooms. Large family housing and self build are least preferred.
2. Types of housing scheme - preference for affordable housing. Rental least preferred. Split opinion on shared ownership and community housing schemes.
3. Size of development - preference for sites between 12-30 units and a larger number of smaller schemes rather than 60+ sites.
4. Preferred sites for development - preference for sites E and F. Take steps to mitigate impact of any developments on infrastructure, services and landscape.
5. Least preferred sites for development – Least preferred are D and B. Take steps to mitigate impact of any developments on infrastructure, services and landscape.
6. Sites suitable for industrial, commercial or retail - majority prefer site F for industrial, commercial or retail development.

Part 2 Employment

7. Business premises - majority believe that more business premises are required but be aware that many villagers do not.
8. Types of business premises - preference for small workshops. Careful consideration required for other proposed business premises.

Environment and Sustainability

9. Environment and sustainability - strong preference for protecting existing open green spaces. Support for improving footpaths, bus services and increasing green spaces. Opinion on traffic calming, flood protection measures and introducing cycle paths divided.

Community Assets

10. GP/Co-op location - preference to move the GP surgery and Co-Op to a new location.
11. Recreation ground facilities - preference for children's playground and football pitch followed by pavilion and MUGA. Consider other suggestions and the possibility of upgrading existing facilities.
12. Venues for hire - existing venues for hire meet the village needs. However also consider creation of additional venues and upgrade of existing facilities.

13. Village facilities - there is highest demand for a pub serving good food, a restaurant and a café or tea room. Also popular are an ATM, gym/swimming pool, improved bus services/train station and a petrol station. Protecting the Post Office is also important. Consideration should also be given to the other suggestions made by respondents.
14. School/community facilities - preference for MUGA. Also support for indoor swimming pool. Least support for ecohuts.
15. Any other comments - consider suggestions within the general comments section and take note of concerns raised or opportunities identified.

C Longman
January 2017

This document has been prepared in good faith on the basis of information available at the date of publication. Longman Planning Consultancy will not be liable for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on information in this document.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



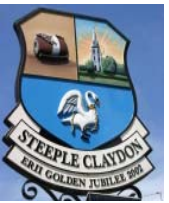
Consultation Statement

APPENDIX CS16

Newsletter for Pre-Submission stage

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



THE PLAN PROCESS – WHERE ARE WE NOW?

There is a clearly defined process to ensure that Neighbourhood Plans are developed consistently and in line with the requirements of the legislation.

There are five formal stages to the process:

- 1- Evidence gathering and visioning
- 2 - Development of the pre-submission plan (draft plan for consultation)
- 3 - Submission plan (taking account of the consultation feedback)
- 4 - Examination
- 5 - Referendum

Stages 1, 2 and 3 are carried out by the Neighbourhood Plan team. Stages 4 and 5 are undertaken by AVDC. We are getting ready for Stage 3.

We have taken a long time to gather evidence and collect opinions from the village about what you want. This culminated in the public consultation events which took place last November including the village questionnaire, public meetings and a public exhibition to give people the chance to give us their opinion.

AND WHAT HAPPENS NEXT?

Your opinion counts

The next stage of consultation gives you the chance to comment on the draft plan to let us know what you agree with and what you'd like to see changed.

We will take your comments into consideration as we prepare the formal draft plan for presentation to AVDC.

You have the opportunity to comment on the Plan. It will be published on 20 February and you have six weeks to let us have your comments. You will receive a summary of the plan and details of how to submit your comments at the start of the consultation period.

Examination

We will modify the plan in the light of comments and submit it formally to AVDC. Following a six week period of publicity, they will arrange for an independent examination of the plan. The examiner will be looking to make sure the plan is consistent with planning legislation.

Referendum

If the plan is approved by the examiner, AVDC will organise the public referendum. If the majority of people vote in favour of the plan it will then be formally 'made', giving it official status in the future development of the village.

NEIGHBOURHOOD PLAN NEWS

STEEPLE CLAYDON PARISH COUNCIL APPROVES DRAFT NEIGHBOURHOOD PLAN

The formal Draft Neighbourhood Plan was presented at the February meeting of the Steeple Claydon Parish Council.

We need your input now!

The draft Neighbourhood Plan is now available for you to read and comment on. It's important that you take this opportunity to have your say.

Why? Because:

- We want to develop a Plan that reflects the needs and opinions of the village
- The Plan is still in draft form – we will modify it in the light of comments made
- The Plan will only become an official planning document if a majority of voters support the Plan – if it's rejected there won't be a Plan
- Without a Neighbourhood Plan the village will have little protection against planning applications for any development in the village

HAVE YOUR SAY

Now is the time to let us know what you think about the plan.

We will give a summary of the Plan to every household to help you understand it and a feedback form to let us know your thoughts. We'll be holding meetings where you can come along and find out about the plan. We'll use the Neighbourhood Plan website to provide a forum for online discussion of the issues. Keep an eye on the parish website and SC Forum for details and times.

The full plan and supporting documents will be available online and copies will be available in the library, the Post Office, Lewis's and the Prince of Wales.

FIND OUT MORE

www.steepleclaydonplan.org.uk

That's our website where you can see reports that we've developed, minutes of the meetings we've held and links to other information about the Neighbourhood Plan process.

Or call the Parish Clerk on 738570 who will ask a member of the team to contact you.

GOVERNMENT CONFIRMS ITS SUPPORT FOR NEIGHBOURHOOD PLANS

In a move to give local people the opportunity to influence the development of their communities, the 2011 Localism Act included provision for the development of Neighbourhood Plans. They are designed to give parish and town councils the opportunity to have a say in what development should take place in their local areas.

The local planning authority is required to develop local plans which inform the development of Neighbourhood Plans. In Aylesbury Vale the district council is the planning authority for housing and it is still in the process of developing its local plan. This isn't expected to become an official document until sometime in 2018. Steeple Claydon Parish Council took the view that it couldn't wait for the local plan to be completed before beginning work on its Neighbourhood Plan and gave authority for the development of the village plan in early 2015.

Since then AVDC has had a variable approach to considering the content of 'made' Neighbourhood Plans (i.e. those that have been developed and voted on by the community), illustrated by the case of a planning application by a national housebuilder in Great Horwood. This was approved by AVDC but overturned on appeal by the Secretary of State on the grounds that the development was in contravention of the Neighbourhood Plan.

The government has since made a number of announcements and decisions demonstrating its commitment to Neighbourhood Plans and we can be confident that, if we have a 'made' Plan, it will help to ensure that the development of Steeple Claydon is in line with the wishes of the majority of the village.



Villagers examine the proposed schemes on Buckingham Road and Addison Road at the public exhibition in November. Members of the team were on hand to answer questions about the plan.

WHAT'S IN THE PLAN?

THE VILLAGE

We've developed a summary of the current village issues, including the results of the questionnaire.

CONSULTATIONS

It explains how we have consulted the residents, invited you to join the team, the events we've held and how we have used the information we gathered.

PLANNING POLICIES

At the heart of the Plan are its policies. These are based on the team's work looking at potential development sites, the protection of green spaces and consideration of the type and style of development that we might see in the village.

There are eight policies:

- 1 – Defining the Steeple Claydon settlement boundary
- 2 – Proposed development on Molly's Field off Addison Road
- 3 – The development of the Co-Op site on West Street
- 4 – The GP Surgery site on Vicarage Lane
- 5 – Land on Queen Catherine Road near the church
- 6 – Local Green Spaces
- 7 – Community Assets
- 8 – Design

SUPPORTING DOCUMENTS

Annexes to the Plan

The Plan includes a number of Annexes including the original Vision Paper, details of the questionnaire, analysis of the results and details of the policies.

Green Spaces report

We have identified six sites which we are proposing to designate as Green Spaces. This gives sites such as the allotments protection from development. Do you agree with the sites we've identified? Let us know!

Strategic Environmental Assessment (SEA)

We've developed the SEA to demonstrate that proposals in the plan won't have a significant adverse impact on the village environment and looks at issues including wildlife, flood risk, village infrastructure and heritage. Do you agree with it?

WHAT'S NOT IN THE PLAN?

The development of the plan has identified a variety of issues that the village is concerned about that are not covered in the plan. The Parish Council will be working to ensure these are included in its strategic planning for the village.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS17

List of Pre-Submission Statutory Consultees

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

Steeple Claydon Neighbourhood Plan			
Statutory Consultees			
Organisation	Contact Point	Type	Communication Channel
A Cox	Anthony Cox	Land Owner	e-mailed document link
Addington Parish Council	Parish Clerk	AVDC nominee list	e-mailed document link
AJR & Co	Office	Local Business	e-mailed document link
AMEC on behalf of National Grid		AVDC nominee list	e-mailed document link
AVDC	Louise Anderson	AVDC nominee list	e-mailed document link
AVDC	Stephanie Buller	AVDC nominee list	e-mailed document link
AVDC Planning Policy	Andy Kirkham	AVDC nominee list	e-mailed document link
Buckinghamshire Business First	Office	AVDC nominee list	e-mailed document link
Bucks County Council	S A Sharp	AVDC nominee list	e-mailed document link
Bucks Thames Valley Local Enterprise Partnership	Office	AVDC nominee list	e-mailed document link
Calvert Green Parish Council	Andrea Curtis	AVDC nominee list	e-mailed document link
Chardon Parish Council	Patricia Lambert	AVDC nominee list	e-mailed document link
Claydon Estates	Nicholas Verney	Land Owner	e-mailed document link
Claydon Garage	Geoff Phillips	Local Business	e-mailed document link
Coal Authority	Office	AVDC nominee list	e-mailed document link
Coop	Andy Hopkins	Local Business	e-mailed document link
East and Botolph Claydon Parish Council	Carole Jackman	AVDC nominee list	e-mailed document link
East Midlands Electricity Board	Office	AVDC nominee list	e-mailed document link
Entec UK	Office	AVDC nominee list	e-mailed document link
Environment Agency	Cathy Harrison	AVDC nominee list	e-mailed document link
Genesis Autos	Info	Local Business	e-mailed document link

Steeple Claydon Neighbourhood Plan			
Statutory Consultees			
Organisation	Contact Point	Type	Communication Channel
Gladman	Enquiries	Developer	e-mailed document link
Hair Flair	Ann Mayer	Local Business	Leaflet, website, social media, hard copy
Hillesden Parish Council	Ruth Millard	AVDC nominee list	e-mailed document link
Historic England	Martin Small	AVDC nominee list	e-mailed document link
Homes and Communities Agency	Office	AVDC nominee list	e-mailed document link
Karl's Bakery	Karl	Local Business	Leaflet, website, social media, hard copy
Langston & Tasker	Darren Lee Clark	Local Business	e-mailed document link
Lewis Family	Unita Hopkins	Land Owner and Local Business	e-mailed document link
Manor Oak Homes	William Main	Developer	e-mailed document link
Middle Claydon Parish Council	John Riches	AVDC nominee list	e-mailed document link
Mobile Operators Association	Office	AVDC nominee list	e-mailed document link
Natural England	Kirsty McPherson	AVDC nominee list	e-mailed document link
Network Rail	Diane Clarke	AVDC nominee list	e-mailed document link
NHS England	Teresa Donnelly	AVDC nominee list	e-mailed document link
Old Bakery Dental Practice	Info	Village Dentist	e-mailed document link
Optimis	Justin Wickersham	Developer	e-mailed document link
Padbury Parish Council	Joanne Bonney	AVDC nominee list	e-mailed document link
Preston Bisset Parish Council	Philippa Murrell	AVDC nominee list	e-mailed document link
South East Midlands Local Enterprise Partnership	Office	AVDC nominee list	e-mailed document link
St Michael's Church	PCC	Anglican Church	e-mailed document link

Steeple Claydon Neighbourhood Plan			
Statutory Consultees			
Organisation	Contact Point	Type	Communication Channel
Steeple Claydon Methodist Church	Church Member	Methodist Church	Leaflet, website, social media, hard copy
Steeple Claydon School	Head Teacher	Local Primary School	e-mailed document link
Thames Water	Carmelle Bell	AVDC nominee list	e-mailed document link
Thames Water	Property Services	AVDC nominee list	e-mailed document link
The Fountain	Clive Griffin	Local Business	
The Prince of Wales	Frank Mahon	Local Business	Leaflet, website, social media, hard copy
The Swan Practice	Admin	Local NHS Surgery	e-mailed document link
Voluntary Organisations and Clubs	Members of local community	Local Groups	Mail Drop, website, hard-copy available in library
Western Power	Office	AVDC nominee list	e-mailed document link
Trevi's Post Office	Trevina Smith	Post Office	Leaflet, website, social media, hard copy

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS18

Pre-Submission Consultation Flyer

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



NEIGHBOURHOOD PLAN CONSULTATION



The Steeple Claydon Neighbourhood Plan has been published for consultation. This is the 'pre-submission' version of the plan. This version gives you the chance to review what's being proposed and to offer your comments.

Review the Plan

To see a copy of the plan visit www.steepleclaydonplan.org.uk and view the document. If you don't have access to the internet copies of the plan are available at the following places around the village:

- The Post Office/ Karl's Bakery
- Lewis's Store
- The Prince of Wales
- The Library

Discuss the Plan – Public Meeting 21st March and other ways

- Come to the public meeting in the Village Hall on Tuesday 21st March
- Join the online forum at the Steeple Claydon plan website
- Mention it to your neighbours and friends and talk about what you've read
- Come to the library on Tuesday 14th or Thursday 23rd afternoons and talk to a member of the team
- Contact the Clerk (see below) and ask for a member of the team to contact you

Comment on the Plan

Your comments count!

- Write or email to the Clerk with your comments
- Fill out the attached form and send it back
- Use the online forum on the plan website
- Come to the meeting on the 21st and share in the discussion

SUMMARY OF THE PLAN



The Neighbourhood Plan has 6 sections:

1. Introduction and background
2. The Neighbourhood Area – where does the plan cover?
3. Planning policy context – how the plan fits into the planning process
4. Community views on planning issues – based on our consultation with you
5. Vision, objectives and land use policies – what are we proposing to include?
6. Implementation – putting it into practice

And three supporting documents

- The Strategic Environmental Assessment – to identify the impact of the plan
- The Green Spaces report – identifying the areas we propose to designate
- The Sites Assessment Report – details of the proposed development sites

Principally the plan is designed to be a planning document to guide the village's development. At the heart of the plan are the policies in section 5. They cover:

1. General development of the village and the settlement boundary
2. Development of the land off Addison Road – Molly's Field
3. Relocation of the Co-Op into the Addison Road development
4. Relocation of the GP Surgery into the Addison Road development
5. Development of the land on Queen Catherine Road before Manor Farm
6. Designation of the Green Spaces giving them a significant degree of protection
7. Policy relating to Community Assets
8. Policy relating to design standards expected of new developments

See overleaf to find out how to see the plan and submit your comments.

What happens next?

Following this consultation process we will review the comments we receive and develop a final plan for submission to AVDC.

AVDC is responsible for the formal process including examination of the plan by a qualified person, and for arranging the referendum. We hope this will happen around late summer. If a majority of the votes are in favour of the plan it will be 'made' which means it becomes part of the official planning process relating to planning applications within the parish.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS19

Public Meeting Presentation – March 2017

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.



Steeple Claydon Neighbourhood Plan

Pre-submission Plan Consultation – 21st March 2017

Neighbourhood Plans

- Planning legislation
- Planning authority (AVDC) responsible for the Local Plan
- This includes providing a 5 year land supply to meet housing demand
- Parish and Town Councils have the option to develop a Neighbourhood Plan

What is a Neighbourhood Plan?

- Primarily it's a planning document
- It is our opportunity to say what we want the village to be like in the future
- In particular it examines what development the village considers appropriate
- There are certain things it needs to contain
- It has to be carried out in consultation with the residents
- It has to be carried out in line with the published process

Steeple Claydon plan

- Parish Council agreed need for a Neighbourhood Plan
- Process began around 2 years ago
- Following the process
- Employed consultants to help us

Steeple Claydon's needs

- Need a plan in place urgently to ensure we have protection against unwanted development
- We want to use it to inform the Parish Council's decision making and investment programme
- We need the evidence to support future community facilities where we can obtain grant funding or Section 106 / CIL

Process

- Consultation – what do you think?
- Combine into a questionnaire – issued to all houses in the parish
- Analyse and use consultation and feedback to develop draft report
- Consultation – have we understood you?
- Develop final report and handover to AVDC

Programme

- Official start of the process – April 2015
- Draft pre-submission plan – published 20th February
- 6 week consultation period
- Revise the plan based on feedback
- Final plan – April 2017

Activities informing the Plan

- Background research
- Involvement of consultants to guide our ideas
- Consultation in November – meetings and questionnaire
- Development of the proposals for the draft

Contents of the Plan

1. Introduction
2. Neighbourhood Area
3. Planning policy context
4. Community views
5. Vision, objectives and land use policies
6. Implementation

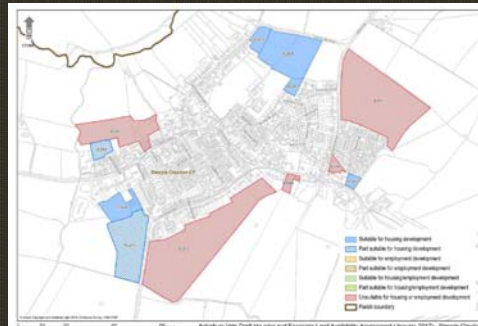
Community views

- Parish council meetings
- General publicity
- Questionnaire
- Consultation meetings
- Results

Development sites



Recent HELAA



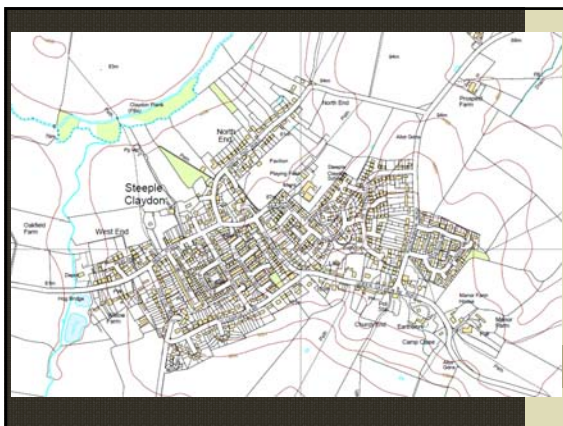
Supporting documents

- Strategic Environmental Assessment
 - Identifies what needs protecting and what the village considers to be important
- Green Spaces Report
 - Identifies those green spaces we might designate to protect them
- Site Assessment Report
 - Why we have made the suggestions we have



Steeple Claydon Neighbourhood Plan

Pre-submission Plan Consultation – 21st March 2017



STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS20

Summary of Responses

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

Ref	Format and date	Originator	Key points	Response approach	Topic
FCR001	L 7 March	Natural England	SEA Improvements needed	Take account of their comments in revised SEA	SEA
FCR001	L 7 March	Natural England	Impact on biodiversity	Consider and include in policy	SC2
FCR001	L 7 March	Natural England	Impact on biodiversity	Consider and include in policy	SC5
FCR001	L 7 March	Natural England	Impact on biodiversity	Include connected green space in parish	NP
FCR017	L 3 April	AVDC	SC1 - Settlement Boundary	Discuss with Neil	SC1
FCR017	L 3 April	AVDC	5.10 - Settlement Boundary	Discuss with Neil	SC1
FCR017	3 April Letter	AVDC	Various detailed comments in their response	Work through their document and consider	SC2
FCR017	3 April Letter	AVDC	5.11 - suggested change	Consider	SC1
FCR017	3 April Letter	AVDC	SC2 - details re wording	Include in SC2 discussion	NP
FCR018	L 31 March	Manor Oak / Strutt and Parker	Objection to Molly's Field	Discuss with Neil	SC6
FCR018	L 31 March	Manor Oak / Strutt and Parker	Objection to Settlement Boundary	Discuss with Neil	SC6
FCR018	L 31 March	Manor Oak / Strutt and Parker	Site selection process is flawed	Discuss with Neil	NP
FCR023	L 31 March	Co-Op	Support for proposals	Discuss with Neil	SC2
FCR023	L 31 March	Co-Op	Support for proposals	Discuss with Neil	SC3
FCR024	L 3 April	Historic England	Support for plan		
FCR024	L 3 April	Historic England	Comments on SC1	Consider	SC1
FCR024	L 3 April	Historic England	Comments on SC2	Consider	SC2
FCR024	L 3 April	Historic England	Comments on SC4	Consider	SC4
FCR024	L 3 April	Historic England	Comments on SC5	Consider	SC5
FCR034	L 31 March	Claydon Est/ S & P	Comments on policy SC5	Discuss with Neil	SC5
FCR034	L 31 March	Claydon Est/ S & P	Comments on policy SC6	Discuss with Neil	SC6
FCR035	L 6 April	Environment Agency	Support and ref to Molly's Field	Discuss with Neil	SC2
FCR036	L 4 April	Optimis	Support and detailed suggestions	Discuss with Neil	SC2
FCR027	L 3 April	Gladman	Settlement boundary and policies	Discuss with Neil	SC1
FCR027	L 3 April	Gladman	Plan not compliant with basic condition (a)	Discuss with Neil	NP
FCR028	L 3 April	Bucks CC	Comments on school, roads, policies and arch	Discuss with Neil	NP

Ref	Format and date	Originator	Key points	Response approach	Topic
FCR002	E23 March		Whole new approach	Respond to him explaining why not	NP
FCR002	E23 March		Vicarage Orchard - retain	Team view	SC6
FCR003	F March		Architectural merit of surgery	Consider	SC4
FCR004	F 5 March		Support for proposals - Affordable is a must	Consider	SC2
FCR005	E 10 March		Future of Bus Depot - keen to keep options	Include statement re depot suitability	NP
FCR006	E 22 March		Vicarage Orchard - retain	Team view	NP
FCR007	E 6 March		Correction to App 1 key	Correct	NP
FCR012	E 26 Feb		Green Spaces comments	Consider	SC6
FCR012	E 26 Feb		Community Assets and Listed Buildings	Consider and amend	SC7
FCR013	F 6 March		Commending the plan	Note	NP
FCR014	E27 March		School capacity	Respond to him explaining	NP
FCR015	F 5 March		Commending the plan	Note	NP
FCR016	F 1 March		Commending the plan	Note	NP
FCR019	E 3 April		Commending the plan	Note	NP
FCR020	E 2 April		Support for proposals	Consider	NP
FCR020	E 2 April		Concern about traffic issues	Take forward	TR
FCR021	E 2 April		Vicarage Orchard - retain	Team view	SC6
FCR022	E 2 April		GP Surgery and Vicarage Orchard with ideas	Consider	SC4
FCR022	E 2 April		Vicarage Orchard Green Space	Consider	SC6
FCR025	E 23 Feb		Text amends	Correct	NP
FCR026	E 2 April		Location of GP and Coop etc	Respond to him explaining	SC2
FCR026	E 2 April		Traffic with ideas about solutions	Take forward	TR
FCR029	E		Support		NP
FCR030	E		Against moving GP and Coop	Note	
FCR031			Concern about moving the GP and Coop	Note	SC3
FCR031			Commending the plan	Note	NP
FCR032			Vicarage Orchard and general disucssion		SC6
FCR033			Vicarage Orchard - Green Space	Note	SC6

Response Ref	Para Ref	
01/170317	2	<p>A great plan for development for affordable housing to be put at Molly's Field.</p> <p>Hopefully mainly for local people who can not afford to buy outright and would be in line with Redland Close. I'm all for the development to be at Molly's Field</p>
01/170317	4	<p>Doctors also to be moved to Addison Road and be more modern with better parking space</p>
01/170317	3	<p>The Co-Op be moved to Addison Road as where it is at the moment is a dangerous place</p>
02/170317	3.10	<p>Planning reference 15/02671/AOP - this application is too much for this village. It <u>must</u> be fought against!</p>
	5.11	<p>The doctor's surgery and the Co-op are not currently fit for purpose. The SC2 <u>must</u> include a new medical facility that is modern, able to conduct more clinical interventions.</p> <p>A new retail building <u>must</u> be included!!</p>
	6.8	<p>Speeding in the village is increasing, especially in West Street, Buckingham Road, Vicarage Lane, Chaloner's Hill and exits from the village.</p> <p>Where are the police with harsh speed checks?</p>
03/170317		<p>Molly's Field off Addison Road - affordable housing is of great value to the village of Steeple Claydon and long overdue.</p> <p>Either the doctor's or the Co-op be put among this development and in line with Redland Close.</p>
01/160317		<p>We have carefully read the Neighbourhood Plan and can see no objections. Good work all round. Many thanks</p>
02/160317	3.10	<p>Concerns over surface and storm water from the proposed sites in North End, as existing infrastructure is totally inadequate for the developments proposed. At present the drainage system consists of open ditches and small land pipes, hence in very wet weather, North End suffers flooding. With these new plans it would further put a strain on this area without major overhaul of the drainage system.</p>
01/220317	2,3,4	<p>As a resident in Vicarage Lane my wife and I are vehemently opposed to the proposals for Molly's Field, Addison Road (Co-op and surgery). If these proposals are implemented the vehicular traffic using Vicarage Lane would increase manyfold and make Vicarage Lane residents life almost unbearable.</p>
02/220317		<p>Thank you for giving us the opportunity to feedback and for the extensive work of the team.</p> <p>I thought it was strange that you didn't acknowledge the North End Road development site as within village boundaries - maybe you have some logic for that? To be clear, I do not support this development...but it is approved!</p> <p>I couldn't find clear feedback/opposition to the Buckingham Road proposal. I would like to see clear and structured opposition to this proposal, as the developer is appealing against the ruling!</p>

03/220317	Plan 3	The Co-op <u>own</u> the listed building that they currently occupy. It is ideally placed at the <u>centre</u> of the village. It is conveniently located for <u>mums</u> going to and from the school. It is ideally located for pupils who are bussed to schools in other towns.
	Plan 4	The ideal place for the surgery would be to build on Vicarage Orchard.
04/220317	2	It would be good if housing was for village people only.
01/230317	SC5	That proposal number 1 be of <u>BUNGALOWS ONLY, NO HOUSES</u> . Previous applications were of HOUSES in the past which would have overlooked the bungalows of elderly occupants in Church View and Spinney Close opposite and were refused as one reason. That the proposal also that the mature line of trees forming the fence from the side of the site towards the church be retained as it is to protect the wildlife of bats, hedgehogs, birds; wrens, many kinds of tits, blackbirds, thrushes, doves, magpies, jackdaws, two types of woodpeckers, jays, starlings, tree creepers, owls & redwings, robins, crows & pheasants, various finches and more, some of which have lost their habitats over the years due to tree-cutting by namely newcomers to the village. Many of the birds are now nesting at this time of year.
02/230317		We are in agreement with all the proposals
01/240317	6.8/6.9/6.10	There will be a significant increase in traffic using North End Road due to new house construction traffic and HS2 traffic. Traffic calming measures should be considered including a one-way system. The plan should re-consider offering the land on the corner of North End Road for 12 houses due to traffic safety issues and flooding. 60 houses + 12 = 72 = 200+ cars!! This would increase traffic significantly using North End Road as a cut-through!
	SCD013	
02/240317		The Co-op store should remain at present site as in the centre of the village. Perhaps the space in front of store could be utilised in some way. The G.P. surgery should remain at present site as this is central for most people - especially those from Buckingham Road and Sandholme areas of the village. Vicarage Orchard site - may be possible to incorporate this into the surgery i.e. car parking - therefore making existing car park available for extended surgery. Development of land off Addison Road - Molly's Field - houses need to be of a smaller scale than other recent developments in village in order for first time buyers.
01/290317	Policy SC2	Good idea as the 2 problems in the village are the parking at both doctors and Co-op. I suppose there is no chance of the bus garage being re-sited for the use of both aforementioned. All new housing within the village should be designed with the maintenance costs of keeping the developments looking attractive and well cared for uppermost; grass cutting and footpath upkeep an important consideration. Local green spaces must be protected completely. These form an important part of what Steeple Claydon is all about, especially with the onslaught of HS2!
	Policy SC6	
01/030417	2.26	I was told by HS2 representative that the IMD would be a 24 hour/7 day operation - anyone living on the west side of Steeple Claydon would be very disturbed by light and noise pollution (especially proposed housing on Molly's Field).

	5.8	Why is the land behind Vicarage Lane not included in the plan? Building on this site would be the same value as Molly's Field but with the additional benefit of being able to make a link road from Addison Road to Queen Catherine Road thus relieving the centre of the village heavy traffic.
	6?	Has the increase in population of Steeple Claydon been considered by the NHS and for Education Provision i.e. Are there enough school places and health provision?
	6.4	The improvement in mobile phone communication and enhanced broadband would be very beneficial to the village for business and pleasure.
02/030417	2.24	Traffic problems also exacerbated by the inadequate bridges between the village and Padbury, together with generally poor road conditions. Although not a matter for Steeple Claydon Parish Council, the lack of parking restrictions through Padbury needs to be addressed at the junction with A413.
	2.26	The HS2 IMD will be larger than the village. Fully supported. It is a matter of time before a serious accident occurs outside the Co-op.
	Policy SC2, SC3	
03/030417	SC5	Planning permission for building on land at Queen Catherine Road has been refused in the past - most recently in 2000. The reason given by AVDC was that new buildings would be out of keeping with St Michael's church, Manor House and other listed buildings and would spoil the approach to the village. this land supports local wildlife. Birds, insects and small animals are to be found there.
	SC2	Moving the Co-op and Doctor's Surgery to Molly's Field will take these services to the edge of the village. Older residents without cars will find it more difficult to reach them.
04/030417	1-2-3-4	General development acceptable and the development including building of houses, GP surgery and the development of the Co-op including car parking.
	5	Queen Catherine development - I have very little knowledge!
	6	Green spaces - giving them significant degree of protection.
	7	Policy relating to community assets, particularly the Post Office and enlarging the library at some point.
05/030417	3	Totally unacceptable due to distance for elderly people living in old people's bungalows at far end of village.
	4	Once again as above.
	5	Only acceptable if traffic calming is put in place - we already suffer speed idiots entering the village unable to read traffic signs.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement

APPENDIX CS21

Response Forms

MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

Fold 3 and tuck in

Affix
Stamp
here

The Neighbourhood Plan Team
c/o The Parish Clerk
2a St Michael's Way
Steeple Claydon
MK18 2QD

Fold 1

Fold 2

Steeple Claydon Neighbourhood Plan – Consultation response

This response relates to paragraph numbers _____

Response:

Steeple Claydon Neighbourhood Plan – Consultation response

This response relates to paragraph numbers _____

Response:

Steeple Claydon Neighbourhood Plan – Consultation response

This response relates to paragraph numbers _____

Response:

Steeple Claydon Neighbourhood Plan – Consultation response

This response relates to paragraph numbers _____

Response:

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Consultation Statement APPENDIX CS22 Regulation 14 Report - rCOH MAY 2017

Published by Steeple Claydon Parish Council
under the Neighbourhood Planning (General) Regulations 2012
in accordance with EU Directive 2001/42.

STEEPLE CLAYDON NEIGHBOURHOOD PLAN

REGULATION 14 REPORT: APRIL 2017

Purpose

1. The purpose of this report is to summarise part of the outcome of the consultation period on the Pre Submission Steeple Claydon Parish Neighbourhood Plan held from February to March 2017. The report reviews the representations made by some of the statutory consultees, including the local planning authority – Aylesbury Vale District Council (AVDC) – and by developers/landowners. It then makes recommendations for minor modifications to the Plan for its submission.

2. The report will be published by the 'qualifying body', Steeple Claydon Parish Council, and it will be appended to the Consultation Statement that will accompany the submitted Plan in due course, in line with the Neighbourhood Planning (General) Regulations 2012.

Consultation Analysis

3. During the consultation period there were representations made by local people and by developers/landowners (Manor Oak, Optimis, the Co-operative, Gladman and Claydon Estate) and by other local and interested organisations. District and Buckinghamshire County Council (BCC) officers have made informal comments and responses have been received from Natural England, Historic England and Anglia Water. A separate report covers the comments made by local people.

4. The summary analysis of these comments is provided in respect of each policy below:

SC1 Steeple Claydon Settlement Boundary

5. AVDC considers there is an inconsistency between the policy wording and the supporting text in respect of how development outside the Boundary should be managed. A number of responses have noted the incorrectly drawn boundary on the Policies Map (which has wrongly excluded the consented scheme at North End Road). Manor Oak and Gladman have objected to the principle of establishing a development boundary mechanism, which they consider is contrary to the NPPF. Historic England disagrees with drawing the boundary to include the church and other land off Queen Catherine Road as the land is not suited to the principle in favour of development promoted by the policy for land inside the boundary.

6. It is agreed that there is an inconsistency in wording and this should be rectified by amending the wording of the policy as below (which follows the approach used in the made Cheddington NP and is in keeping with the original policy intent and with the NPPF on development in the countryside). Development boundary-type policies are widespread (though have not been used in the AVDC area until recently in other neighbourhood plans).

7. Provided they are drawn to allow for a scale of sustainable growth that is suited to the settlement size (in the absence of a specific Local Plan target), then they are regarded as consistent with the NPPF. The boundary should be corrected on the Policies Map to include the consented land on North End Road and the adjoining land to its north west, which is the subject of a current planning application for a self-build housing scheme to which the Parish Council has not objected. It should also be clearer in showing Policy SC2 is included in the boundary. However, it should exclude land either side of Queen Catherine Road that extends to the east of Policy SC5.

Policy SC1: Steeple Claydon Settlement Boundary

The Neighbourhood Plan designates a Steeple Claydon Settlement Boundary, as shown on the Policies Map ~~at Figure X~~.

Other than the schemes provided for in the Neighbourhood Plan, proposals for infill housing development within the Settlement Boundary will be supported, provided:

- i) They comprise no more than 5 houses on a site not exceeding 0.20 hectare; and*
- ii) Buildings should be no higher than the adjoining or surrounding buildings, in keeping with the character of the village, unless special circumstances can be demonstrated to show there will be no adverse impact on the character and appearance of the area.*

~~Housing development proposals on land outside the defined Settlement Boundary will not be supported other than for rural exception schemes, unless it is necessary for the purposes of agriculture or forestry. New isolated homes in the countryside will not be supported.~~

Development proposals on land outside the Settlement Boundary will not be permitted in the countryside unless:

- iii) they support the sustainable growth and expansion of a business or enterprise in the countryside, through conversion of existing buildings and well-designed new buildings;*
- iv) they promote the development and diversification of agricultural and other land-based rural businesses;*
- v) they support sustainable rural tourism and leisure developments that benefit businesses in the countryside, communities and visitors, and which respect the character of the countryside; or*
- vi) they comprise a single dwelling of outstanding architectural quality in a location that does not harm the character of the countryside and for which there is a special justification.*

SC2 Land at Molly's Field, Addison Road

8. AVDC has questioned the rationale and deliverability of the various components of the policy and requires further evidence. The County Council has raised no highways objection to the scheme in principle but has suggested that it contributes to funding improvements to local bus services in the same way that has been achieved with the North End Road scheme. Manor Oak objects to the policy as it considers its land off Buckingham Road is a more sustainable location for housing growth.

9. Natural England suggests the policy should be stronger by requiring biodiversity losses to be compensated for and Historic England has suggested an additional requirement to strengthen the expectations of a quality of design on the Addison Road aspect of the scheme. Both Optimis and the Co-operative have confirmed they are in discussions on the retail element of the scheme and have proposed that the floor area is increased to 280 sq.m. to reflect the common definition of a convenience food store.

10. Anglia Water requested that a new principle be added to the policy to require a planning application to show there is capacity in the water system to handle the development, but did not raise any problem with that being achieved. This is not necessary, as these matters are ones of many that are addressed at the planning application stage, as required by other development plan and national planning policies, and it would be unwieldy for the allocation policy to capture every such requirement. Importantly, the utility has confirmed that there will be no specific problems with the local system that would undermine the delivery of the scheme.

11. A combination of some minor changes to the supporting text to the policy and the Basic Conditions Statement ought to suffice in explaining the rationale for the relocation of the village convenience store and surgery. The viability of these proposals is evident in the willingness of the developer to support the policy and in the clear interest of the Co-op as the existing store operator to relocate in line with the policy. There are no known abnormal circumstances whereby the viability of implementing those proposals is questionable, but should either relocation not prove possible, then the policy makes provision for that.

12. The retail floorspace cap should be increased to 280 sq.m. as requested (see below). The Natural England, Historic England and County Council comments can also be accommodated as shown. The Manor Oak comments on landscape and heritage have already been addressed in outline by the site assessment report (and it is noted that those comments are not supported by other responses) but further detailed evidence to show the effects of the development on the landscape and nearby heritage assets may be helpful for the examination. Similarly, more details can be provided in the Final SEA report and its scope should be widened to enable an assessment of biodiversity effects of this and other policies.

13. The County Council comment about improving public transport accessibility coincides with others that have commented on the consequences of the removal of the food store and surgery from the village centre in policies SC3 and SC4. Although it was assumed that such matters would be left to a travel plan to address at the time of a planning application, it will be helpful to flag up this specific matter in the policy. The Parish Council may wish to investigate setting up and running a simple 'Village Hopper' type bus service to serve the village and surrounding hamlets, by using its S106 and HS2 funds. The service may especially help those without cars living on the eastern side of the village to access the existing services in the village and the new facilities on Molly's Field.

Policy SC2: Land at Molly's Field, Addison Road

The Neighbourhood Plan allocates land at Molly's Field, Addison Road, as shown on the Policies Map ~~at Figure X~~, for a mixed-use development comprising housing, convenience retail, medical services and public open space.

Development proposals will be supported, provided:

- i) The housing scheme delivers approximately 110 new homes of a variety of house types and tenures, including a minimum of 31% affordable homes;*
- ii) Of the total number of open market homes, a minimum of 5% are made available as serviced self-build plots;*
- iii) The land is made available for the implementation of the convenience retail and medical services schemes prior to the occupation of the first dwelling;*
- iv) The convenience food retail scheme comprises a single building of a gross floor area of no more than 280 sq.m., a dedicated delivery area and car parking;*
- v) The medical services scheme comprises a single building and car parking;*
- vi) There is vehicular access to the site from Addison Road;*
- vii) The mature trees and hedgerows within and on the site boundary are retained and enhanced as part of the landscape scheme, with the exception of the hedgerow on part of Addison Road, where its loss will enable access to the site to be achieved and visibility to the convenience food store and medical services facility but should be offset by biodiversity improvements elsewhere within the landscape scheme;*
- viii) The public open space comprises a children's play area, an informal recreation space and a balancing pond of ecological value;*
- ix) The layout makes provision for the retention of the Public Right of Way that crosses the site and excludes development on land subject to flood risk;*
- x) The scheme has full regard to sustaining and enhancing the setting to the designated heritage assets on West Street in terms of its layout, plot orientation and building heights in that part of the site;*
- xi) The layout and the orientation and building forms respond to the topography of the site and to the presence of glimpse views through the site to the existing village;*
- xii) The layout will provide an attractive green setting to the front of Nos. 1 and 3 Addison Road to protect their contribution to the character of the village and will be provide a public view through the development from Addison Road to the open farmland to the south west of the settlement; and*
- xiii) A planning obligation is agreed to provide a financial contribution towards the cost of improving access to the site from the village by public transport.*

In the event the convenience food store or medical services schemes are not implemented within two years after the date of the occupation of the final dwelling or four years after the date the planning permission is implemented, whichever is the later, then the land made available for those purposes may be used for housing uses, provided the scheme delivers a minimum of 50% affordable housing.

SC3 The Co-op, West Street

14. AVDC has questioned the rationale and deliverability of this policy and whether or not it will be required to provide for affordable housing. The County Council supports the policy. The Co-op generally supports the policy but has requested that it does not preclude the retention and extension of the existing retail use to the forward building line. It is understood that some

local people are concerned with the loss of the store from the village centre and its accessibility at Molly's Field to those without the use of cars.

15. At present, AVDLP Policy GP32 would seek to prevent the unnecessary loss of the store. Policy SC1 applies to infill housing schemes and does not encourage this type of change of use within the settlement boundary. It is therefore proper for this policy to seek to manage future changes of use. The 2015 General Permitted Development Order, which allows for changes of use from the current A1 use to C3 dwellings or for a D2 community use without needing a planning application, will not apply here as the building has more than 150 sq.m. of total floorspace. With the legacy of Policy GP32, the proposal in part (i) of the policy to prevent its implementation prior to the relocation of the use to the Policy SC2 land, should avoid the store being lost with no replacement. In practice, the Co-op has indicated that there is a growing demand for a store in the village, so it is very unlikely it would wish to stop trading from the current location without having first secured larger premises.

16. The site is not considered suited to its present retail use, hence the desire to encourage its relocation through this and Policy SC2. It is therefore not considered appropriate to allow for its extension, as this is likely to exacerbate the current visibility, traffic and safety problems of the site on this tight corner.

17. However, the total loss of a use of the land that has a community benefit, albeit a food store at present, should be reconsidered. It is recommended that the policy is amended to require a small ground floor unit of up to 75 sq.m. is provided for a D2 community use as part of the redevelopment/ refurbishment of the site/building for dwellings. The Parish Council is keen to acquire an office and meeting room (using funds it will secure from the nearby HS2 project) and this site is ideally suited for that purpose. Such a use will continue to attract residents to the village centre but will not require car parking in the same way required of many 'passing' shopping trips.

18. At this stage, it is difficult to assess the effect of making such a change will have on the viability of the scheme. It may therefore be best for the policy to make this requirement subject to its viability being addressed in a future planning application. If that application can show that making this provision would render the scheme unviable, then the requirement must fall at that stage.

Policy SC3: The Co-op, West Street

Proposals for the redevelopment or refurbishment of the convenience food store at the junction of West Street/Chaloner's Hill, as shown on the Policies Map, for a mixed development scheme of C3 residential and D2 community facility uses will be supported, provided:

- i) Planning consent for the convenience food retail store provided for by Policy SC2 of the Neighbourhood Plan has been granted and implemented;*
- ii) The D2 community use is provided as a single, self-contained ground floor unit of no more than 75 sq.m. gross floor area, unless it can be demonstrated that*

- the inclusion of this use would make the mixed-use scheme unviable, whereby the scheme will comprise a residential use only;*
- iii) *The height of the new buildings does not exceed that of the adjoining buildings on West Street and Chaloners Hill, with the exception of that part of the scheme at the junction corner, where the building may be marginally taller;*
 - iv) *The new buildings should not be located forward of the building line established by 3 West Street;*
 - v) *The form and design of the new buildings reflect the character of 3 West Street and 7 Chaloner's Hill.*

In the event the convenience food retail store provided for by Policy SC2 of the Neighbourhood Plan is not implemented, then proposals that will result in the loss of the established A1 shop use will be resisted.

SC4 The Surgery, Vicarage Lane

19. AVDC has questioned the rationale and viability of this policy. The County Council has raised no objection. Historic England considers the present surgery building to be of local architectural significance and warrants retention and refurbishment rather than redevelopment. The Surgery remains keen to redevelop the current site, including the orchard, but has reminded the Parish Council that such a project is a low priority. It has expressed a preference for Molly's Field if it were to want to relocate. It is understood that a number of local people do not wish to see the orchard lost to development, but to see it protected and enhanced as a local wildlife site.

20. Unlike the Co-op, there is less urgency to this policy matter. The issues raised by the local community and Historic England are more important than assumed at the time the draft policy was prepared and each have merit. It is therefore recommended that the policy is amended to require the retention and refurbishment of the core of the surgery building. This does not seem an especially difficult challenge, either to return the building to a single large dwelling or to convert it into flatted accommodation, with the development of the adjoining car park area. It is also recommended that the orchard (which is owned by the Parish Council) is removed from the policy area and is proposed as a Local Green Space. The resulting scheme will not deliver more than 10 dwellings and so this reference to affordable housing should also be removed.

Policy SC4: The ~~GP Doctor's~~ Surgery, Vicarage Lane

Proposals for the change of use and refurbishment of the main surgery building and the development of the car park land on Vicarage Road, as shown on the Policies Map, for dwellings will be supported, provided:

- i. *Planning consent for the medical services scheme provided for by Policy SC2 of the Neighbourhood Plan has been granted and implemented;*
- ~~ii. *A minimum of 31% of the dwellings are affordable homes;*~~
- iii. *The refurbishment scheme has regard to sustaining the character and appearance of the main surgery building as a local heritage asset;*
- iv. *The design of the scheme has regard to the prominence of the main surgery building in punctuating views along Vicarage Lane and from Queen Catherine Road;*

- v. *The mature trees on the Vicarage Lane/Chaloner's Hill corner of the site are retained; and*
- vi. *The layout of the scheme has regard to protecting the amenities of residential properties in Vicarage Close.*

In the event the medical services scheme provided for by Policy SC2 of the Neighbourhood Plan is not implemented, then proposals that will result in the loss of the established D1 non-residential institution use will be resisted.

SC5 Land at Queen Catherine Road

21. AVDC has questioned the viability of confining the housing scheme to this number and type of dwellings. The County Council has supported the policy in principle. Historic England has raised concerns that the land may have archaeological interest that may render a small housing scheme unviable. Natural England has suggested that the policy is clearer about requiring a net biodiversity gain from developing this green field site. The landowner (the Claydon Estate) has welcomed the proposed allocation but disagrees with the prescriptive number and type of dwellings and with the building line requirement.

22. The Historic Environment Record has been reviewed again and shows no recorded archaeological interest in the site itself. However, there are records of the shrunken mediaeval village nearby and it is possible that there may be archaeology of more than local importance. The policy should therefore be amended to acknowledge this but allow for national and district policies governing such matters to manage this at the planning application stage.

23. After a review of the site assessment, it is considered that the site need not have as strict a limit on its capacity as originally required. Although there is a building line formed by properties to the west of the site, it is not strong enough to warrant removing the front third of the site from the developable area. That said, the character of this frontage remains important in the streetscene towards the church in one direction and towards the other historic buildings opposite and in the other direction.

24. In respect of the housing typology and density, the site lies at an important location in the transition from the village into the countryside. Although the developments on Spinney Close and Church View are of an average density, the character of the site is drawn more from the much larger buildings and plots on Queen Catherine Road. A lower than average site density therefore remains justified. However, it is recommended that the policy is amended to allow for a mix of dwelling types, including bungalows or other types that are designed to meet the needs of older households.

25. Anglia Water requested that a new principle be added to the policy to require a planning application to show there is capacity in the water system to handle the development, but did not raise any problem with that being achieved. This is not necessary, as these matters are ones of many that are addressed at the planning application stage, as required by other development plan and national planning policies, and it would be unwieldy

for the allocation policy to capture every such requirement. Importantly, the utility has confirmed that there will be no specific problems with the local system that would undermine the delivery of the scheme.

Policy SC5: Land at Queen Catherine Road

The Neighbourhood Plan allocates land at Queen Catherine Road, as shown on the Policies Map, for a housing use.

Development proposals will be supported, provided:

- i. The scheme delivers approximately 8 new homes, at least half of which should either be in the form of bungalows suited to occupation by older households or that are designed to meet Lifetime Homes standards;*
- ii. The scheme layout retains and incorporates the Public Right of Way on its established route;*
- iii. The scheme layout sets the new buildings back from the site frontage to Queen Catherine Road to the extent that the essential character of the larger plots to the immediate west of the site and opposite the site is maintained;*
- iv. The scheme layout has regard to the findings of an archaeological investigation and preserves in-situ any remains of more than local importance;*
and

SC6 Local Green Spaces

26. The Claydon Estate has objected to the inclusion of the allotment sites at Queen Catherine Road and Herd's Hill in this policy. It considers that both are already protected as allotments and there is no need for any further protection. It does not object to the proposed Space around the church but the Parish Council has noted that a small part of the Space may be needed to extend the adjoining cemetery and this would best be excluded from the proposal.

27. The Planning Practice Guidance on Local Green Spaces (§37-013) specifically allows for allotments to be considered for designation, provided the proposal meets the NPPF tests. It is understood that the two allotments here do not have the same legal protection as statutory allotments and so there is merit in considering them for inclusion in the policy. Provided the Parish Council is confident that its evidence report justifies each proposal against the NPPF tests, then the policy should remain unaltered, but a small change to the church Space boundary on the Policies Map should be made.

28. As a result of the proposed changes to Policy SC4 described above, the Vicarage Orchard should be added as a proposed Local Green Space. It is clear from the consultations that the orchard, although not currently in good condition, is enjoyed as a green space in the village by a number of local people. There is no need to consult again on this proposal, as the land is owned by the Parish Council. The land is likely to meet the necessary tests for designation, but this must be evidenced by adding content to the separate report to this effect.

SC7 Community Assets & SC8 Design

29. There have been no comments of any significance made on these two policies and so they should remain unaltered.

Summary

30. In conclusion, it is considered that with a combination of minor modifications to the final submission document and some clarifications made in the other documentation (e.g. the SEA and BCS), the Plan can proceed to submission, rather than require another pre-submission consultation.