

STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Pre-submission Plan 2013–2033

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FOREWORD

Steeple Claydon sits in the middle of the triangle formed by the major development towns of Buckingham, Aylesbury and Bicester. Historically it has provided housing for agricultural workers and those employed at the now closed Calvert Brickworks. Since the 1960s the village has expanded significantly with major housing developments in the '70s and '80s, increasing the size of the village by around 50% over this period.

The village typically provides accommodation for people working in the above towns, Milton Keynes and London. There is an increasing number of people working from home, resulting in more people in the village during the working week.

The village is rural in character, surrounded by rolling landscape and largely arable farming. There are a number of historical features of the village including St Michael's church, which has a medieval chancel and later additions by architect Sir Giles Gilbert Scott. There are 23 other listed buildings in the village, mainly strung along the two core spine roads. The village also features a site with connections to Civil War, where Cromwell's troops are believed to have camped in March 1644 prior to their assault on Hillesden House. The library was initiated and funded by Florence Nightingale and is now operated independently by the Parish Council.

The village has a variety of facilities which increase its suitability for additional housing development. These include a primary school, GP surgery, Post Office, two public houses, three small shops including a Co-op, two takeaway shops and two personal care centres. There are three public hall facilities, the Village Hall (which is listed), the Methodist chapel hall and the Parish Room at St Michael's church. The primary school has also made their hall available for public and private hire.

As a result of these facilities the village is classified as a 'larger village' by Aylesbury Vale District Council (AVDC). In the latest draft of the Vale of Aylesbury Local Plan (VALP) the village has been allocated a requirement to provide 208 houses in the period from April 2013 to March 2033. It is possible that this might be revised downwards by AVDC at the next stage.

The main impacts on the village in the near future are the HS2 and E-W rail lines which cross within the parish and pass to the west and south. The village is the site for the HS2 Infrastructure Maintenance Depot and the location for a major compound to support the development of HS2. These projects will bring disruption, inconvenience and opportunity to the village, particularly during the construction stages. The Parish Council is preparing to deal with all aspects of these projects.



In 2015 the Parish Council resolved to develop a Neighbourhood Plan as permitted by the 2011 Localism Act. This gives local communities the opportunity to be influential in defining the future development of their settlements. The parish council advertised for members to join a steering group/neighbourhood plan team, which formed the working group responsible for the Plan's progression. A variety of rigorous consultation methods were used to engage with the local community and stakeholders throughout the process to inform the development of the Steeple Claydon Neighbourhood Plan (SCNP)

Planning consultants were retained, including RCOH Ltd and Longman Planning Consultants, to ensure that the formal planning aspects of the plan were addressed correctly. Their excellent input has been central to the development of this Plan.

The Neighbourhood Plan team has worked hard over the last two years to progress the development of the Plan. As a result of this activity I am confident that we have developed policies which will enable sustainable development of the village in line with the wishes of the majority of the village and we hope that this will be confirmed at referendum.

I would like to express my sincere thanks to the Neighbourhood Plan team, the Parish Council and to the many members of our community who have contributed to the development of this Plan.

A handwritten signature in black ink, appearing to read 'Paul Firth'.

Councillor Paul Firth

Steeple Claydon Neighbourhood Plan Team Leader

LIST OF LAND USE POLICIES

Table 1 Land use policies within the Steeple Claydon Neighbourhood Plan

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SC1	Steeple Claydon Settlement Boundary	23
SC2	Land at Molly's Field, Addison Road	24
SC3	The Co-op, West Street	26
SC4	The GP Surgery, Vicarage Lane	27
SC5	Land at Queen Catherine Road	28
SC6	Local Green Spaces	29
SC7	Community Assets	30
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Figure 1 The allotments on Queen Catherine Road are well maintained and in great demand. Prizewinning chrysanthemums are grown each year (inset)



1 INTRODUCTION AND BACKGROUND

1.1 Steeple Claydon Parish Council has prepared this Pre-submission version of the Steeple Claydon Neighbourhood Plan (SCNP). In accordance with the Neighbourhood Planning Regulations 2012, the Planning and Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004. The local planning authority, Aylesbury Vale District Council (AVDC), designated the Steeple Claydon 'Neighbourhood Area' on 14 April 2015 for this purpose. The designated area is shown in Figure 2 below.

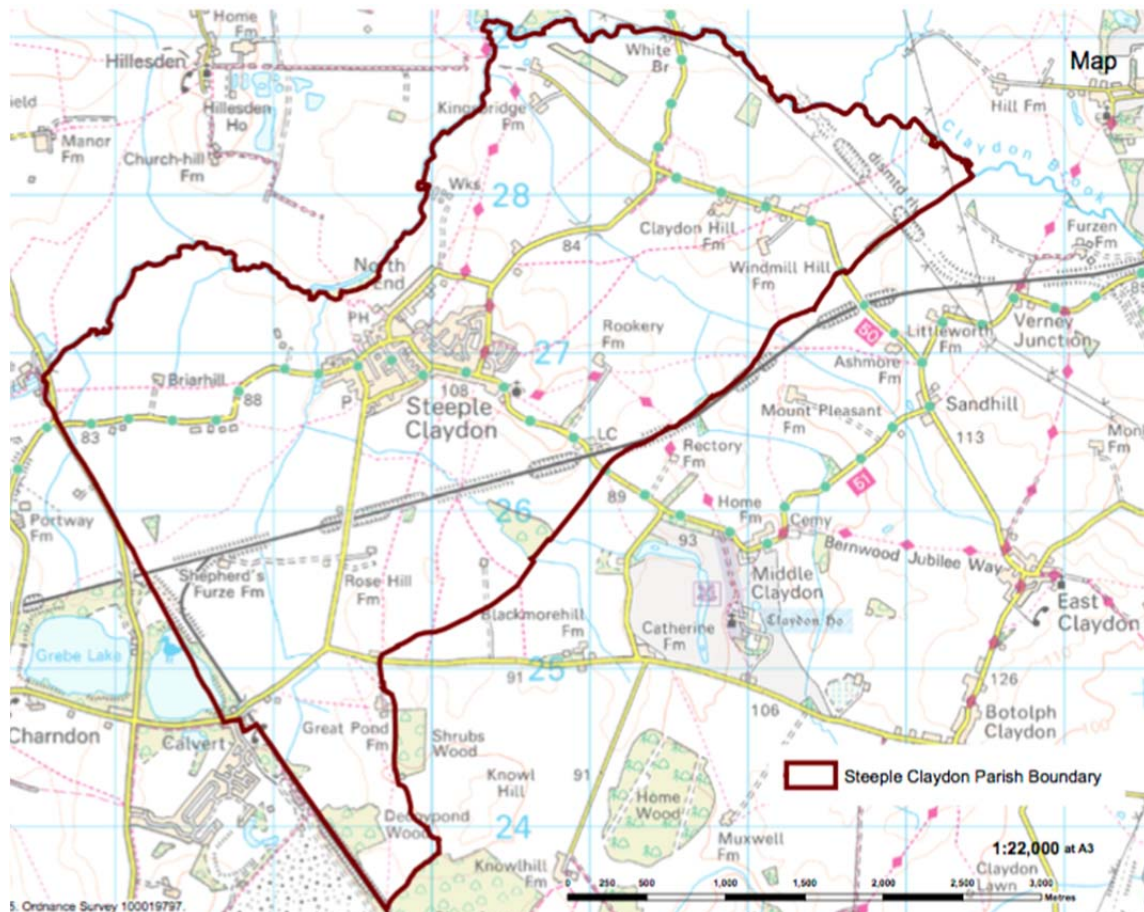


Figure 2 The designated Steeple Claydon Neighbourhood Area

1.2 The purpose of the neighbourhood plan is to allocate land for development and make planning policies that can be used by the District Council in the determination of planning applications in the local area. The Plan's policies will protect the special rural character of the village and its surrounding landscape setting while planning for the sustainable growth of the village to 2033.

1.3 Neighbourhood planning is an opportunity for local communities to shape the future development of their area and to facilitate locally appropriate sustainable development. Once approved at a public referendum, the Neighbourhood Plan becomes a part of the statutory the development plan for the local area and will carry significant weight in how planning applications are decided. On 12 December 2016, the Minister of State for Housing and Planning, Gavin Barwell, in a written statement to the House of Commons, confirmed that 'where a



planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.'

1.4 A neighbourhood plan is a legal planning document used for managing development. As a consequence, all policies within a neighbourhood plan must relate only to land use. Through the consultation and engagement process, a number of issues were raised by the local community which fall beyond the remit and scope of our Neighbourhood Plan, as they are not directly relevant to land-use policy. As a result of the extensive consultation carried out during the development of the Neighbourhood Plan, the Parish Council has committed to addressing these community issues by taking responsibility for their development.

1.5 The HS2 and E-W Rail projects will have a major impact on Steeple Claydon. The detail of these schemes has been considered in relation to the future development of the village, but only to the extent that it impacts the identified development sites in the parish.

1.6 Although there is considerable scope for the local community to decide on its planning policies, neighbourhood plans are legally required to meet a set of 'basic conditions'. These are:

- It must have regard to national policies and advice contained in guidance issued by the Secretary of State.
- The making of the neighbourhood plan contributes to the achievement of sustainable development.
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

1.7 For a plan to be made it must demonstrate how the prescribed conditions are met and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

1.8 In addition, the Parish Council must be able to show that it has properly engaged and consulted with the local community and other relevant organisations, throughout the process of making its Neighbourhood Plan, and has followed the 2012 Neighbourhood Planning Regulations (as amended).

1.9 These requirements will be tested by an Independent Examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to AVDC that the plan goes to a public referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then AVDC will formally 'make' the plan where it becomes legally adopted into planning policy for the local area.



The Pre-submission Plan

1.10 This Pre-submission version of the Steeple Claydon Neighbourhood Plan is the first formal opportunity for the Parish Council to consult with the community and stakeholders on the proposed vision, objectives and policies. We have reviewed national and local planning policies and how they may affect this area. Furthermore, we have engaged with the local community and sought their views and opinions on local planning issues that the Neighbourhood Plan might help to address.

1.11 The contents of this Plan are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land-use policies. The final version of the Plan will take into account all the representations received on this version.

1.12 The SCNP has been prepared in accordance with the EU Directive 2001/42 on Strategic Environmental Assessment (SEA) to ensure that its policies avoid having any significant environmental effects. In doing so, the SCNP has also sought to ensure that its policies contribute to achieving sustainable development, as required by Regulation 15 of the 2012 Regulations and by Section 4B(6) and 4B(8) of the 1990 Act. We have tested the policies and objectives in the Plan using an SEA to determine that they will contribute towards the sustainable development of Steeple Claydon.

1.13 A Draft SEA report has been prepared as a separate document to assess the objectives and policies of the SCNP. This report also sets out the necessary information for AVDC to validate the judgement in the SCNP that the policies will not have any significant effects on a European site, under the Conservation of Habitats and Species Regulations 2010 (as amended by Schedule 2 of the 2012 Regulations).

The Neighbourhood Planning Team

1.14 Public notices and the SCPC website were used to invite people to join the SCNP team. Everyone who expressed interest was included in initial meetings and a few opted out at an early stage. The majority remained in the team during the early evidence gathering and baseline survey and report development stages. The majority of the team members remained throughout the early evidence gathering stages, including baseline survey production and report development. A core team was then established, responsible for the primary engagement and consultation phase, which included the undertaking of the parish-wide village survey in November 2016.

1.15 In addition to the community volunteer locals in the team, two professional organisations were selected to support the development of the plan: RCOH, planning consultants with neighbourhood plan experience; and Longman Planning Consultancy, with experience in and responsibility for the village survey questionnaire. The team agreed its terms of reference with the Parish Council in May 2015 to enable it to manage the project on a day-to-day basis on behalf of the Qualifying Body.



Next steps

1.16 Once the pre-submission consultation is complete, the Parish Council will review and analyse all the comments and representations made and respond accordingly by publicising the comments and responses on the Neighbourhood Plan website, before preparing a final version of the plan known as the 'Submission Plan'. This will then be submitted to AVDC for a statutory six-week consultation period before arranging for the plan's Independent Examination. If the submission is successful, AVDC will then arrange for the public referendum, which enables the local community to decide in favour or against the making of the SCNP.

Consultation

1.17 The consultation phase for this pre-submission plan began on 20 February 2017 and lasts for six weeks. If you have any comments to make on this Plan, please do so by **3 April 2017** in the following ways:

- Email to Steeple Claydon Parish Council – clerkscpc@btinternet.com
- Write to The Parish Clerk, SCPC, 2a St Michael's Way, Steeple Claydon MK18 2QD.
- Fill in a reply form at the library.

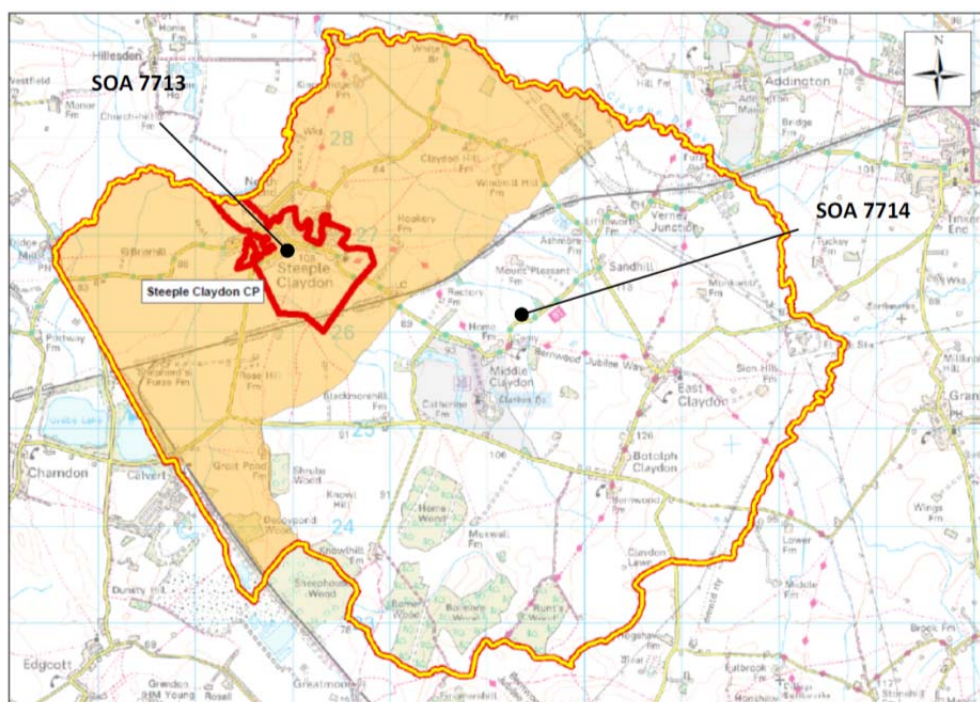
1.18 The Steeple Claydon Parish Council's Neighbourhood Plan website contains all the necessary background information on the Steeple Claydon Neighbourhood Plan. Its web address is www.steepleclaydonplan.org.uk

2. THE NEIGHBOURHOOD AREA

2.1 The village of Steeple Claydon sits around a flat hill, to the north-west of Aylesbury, located between the A421, A413 and A41. It is encircled by the villages of Middle Claydon and Calvert to the south, Twyford to the west and Hillesden and Padbury to the north. There are no other settlements in the parish itself.

2.2 On 14 April 2015 AVDC designated the whole of the Steeple Claydon parish as the area for the SCNP. Steeple Claydon is a rural parish spread over an area of about 5 square miles in the north-west corner of AVDC's area in Buckinghamshire. It comprises the village of Steeple Claydon and some scattered housing in Kingsbridge, Claydon Hill and part of Calvert, surrounded mainly by farms and other open spaces. The parish has a primary school, a village hall, a church and a Methodist chapel. It has two functioning public houses, a Co-op supermarket, a newsagent, a bakery, a post office, a hairdresser, a fish-and-chip shop, a dentist, beauty salon, a GP surgery and two garage businesses. All these facilities combine to provide a sustainable community, reflecting the organic growth of the village over centuries.

Location map



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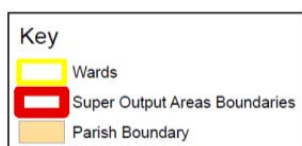


Figure 3 Map illustrating administrative boundaries

2.3 Buckingham is the closest town around 4 miles to the north, Winslow is around 4.5 miles to the east and Bicester is 7 miles to the west of the village. From Aylesbury, Steeple Claydon is around 9.5 miles to the north-west. The village has a distinctive church steeple, and has developed over the last 100 years or more. The settlement is connected to surrounding routes and A roads and has a disused railway line running east to west, south of the village.

2.4 The East–West Rail project (providing services Oxford-Bicester-Bletchley-Milton-Keynes-Bedford) will reuse that line and is due to be operational early in the next decade, with a new station at Winslow. The HS2 national rail project will also pass along the western boundary of the Parish with Calvert and includes the provision of a major Infrastructure Maintenance Depot at the junction of the two projects to the north of Shepherd’s Furze Farm.

2.5 The Landscape Character Assessment (2008) identifies the landscape as predominately made up of a cohesive agricultural landscape with attractive historic settlements and the ground rising up towards the village of Steeple Claydon and falling away to the south. The ‘Claydon Bowl’ Landscape Character Area (7.3) to the south of the village is described as visually rich with historic settlements of Middle Claydon and Claydon Park to the south of Steeple Claydon. To the north the ground falls away and the Padbury Brook runs north-west of the village, part of the ‘Twyford Vale’ Landscape Character Area (5.4). This character analysis was validated by AVDC as part of its evidence base for the forthcoming Vale of Aylesbury Local Plan.

2.6 The parish has a high level of risk associated with surface water flooding, particularly on the main roads surrounding the village, and further widespread areas with a medium risk of surface water flooding. Furthermore, the north and west of the village has been designated by the Environment Agency as Flood Zone 3.

2.7 There is no Conservation Area in the Parish but there are 24 listed buildings, most of which are within the village. All the listed buildings are Grade II listed, with the exception of the Church of St. Michael which is Grade II*.



Figure 4 – Listed buildings within the village

2.8 There is a wide network of footpaths running through and connecting the village to the wider countryside. To the north there are three footpaths linking Steeple Claydon with Hillesden, Padbury and the surrounding countryside. To the west a footpath connects the village with Twyford. To the east and south there are four further footpaths running to the south of the village connecting the village to Calvert, Middle Claydon and Claydon House. Some of these will be severed by the planned HS2 and E–W Rail projects and there are further plans for the footpaths to be consolidated into one crossing over a footbridge across the marshalling yard. There is an area designated Site of Specific Scientific Interest (Sheephouse Wood) just outside of the southern boundary of the Parish.

2.9 Steeple Claydon has a one-form entry (1FE) primary school i.e. there is one form per year group. The school is located in close proximity to the recreation ground and has its own playing fields. The nearest provision of secondary schools is at Winslow and Buckingham.

2.10 Development of the village over the last couple of decades has been minimal, with most of the village's growth and development happening during the 1970s and '80s. However, a relatively large housing scheme was approved off North End Road in 2016.

History of Steeple Claydon

2.11 The origins of the village are not clear but there is some evidence of Iron Age and Roman building on the side of the hill overlooking the valley of the Padbury Brook. Aerial photography shows that there was a substantial medieval settlement at the top of the hill in the fields around the church, although most of the house platforms have now been ploughed out leaving the hollow way (main street) and pond as the only visual clues. However, some house platforms are just visible in the small field adjacent to Manor House at the top of Queen Catherine Road.



Figure 5 Aerial view of St Michael's church and Manor farm

2.12 The Domesday Book of 1086 records the name as 'Claindone' (Old English for 'clay hill'). Steeple does not refer to the relatively modern church spire but to the steep hill upon which the settlement was built. In the eleventh century the village was larger than others in the area and was the head of the local 'hundred'.

2.13 At this time it was held by Queen Edith who had been married to Edward the Confessor, and was in the possession of Alric the Cook. The title reverted to the Crown and in 1120 Henry I gave it to a favourite, another Edith when she married Robert D'Oyley. She then gave some land to Osney Abbey in Oxford and the rest went through many owners, with some in the dowries of the Queens, until 1557 when Thomas Chaloner bought some of the land. He was a wealthy north-countryman whose friends at Court were the Verneys of Middle Claydon and the Dentons of Hillesden. At the Dissolution of the monasteries Sir Thomas bought the Rectory Manor (that had been in the possession of Osney Abbey) and united most of the land in the parish.

2.14 Sir Thomas's sons had to surrender their lands here at the Restoration as they had both been signatories to King Charles's death warrant. A relation was able to buy them back and built a school for the village in what is now the library on Chaloners Hill. Soon after, most of the manor was sold to the Verney family who have continued to own and farm here. Other land was sold piecemeal to smaller owners and has that is how it has remained. Apart from the hundred or so years that the Chaloners were here, there has been no manorial family in this village, and that is why there is a lack of memorials inside the church and no large mansion house. The Manor Farm house near to the church is believed to be where the Chaloners lived although the original house was taken down and rebuilt in the early 18th century.

2.15 The church is dedicated to St. Michael and is one of only two stone buildings in the village, standing on top of the hill, once amongst the settlement but now at the end. The earliest record of the church is 1172 but the earliest part of the present building dates to the 13th century leading to speculation that there was possibly an earlier Anglo-Saxon wooden building on the site that has now disappeared. The broach spire was added to the tower in 1852 by Sir Harry Verney in memory of his father and is the only building that can be seen on the skyline from Claydon House. This Sir Harry was the brother-in-law of Florence Nightingale and she had a great influence on him with regard to sanitation in the Claydons and also in setting up libraries in the these villages, believed to be among the first the country.

2.16 Over the road from the church is the site of earthworks where, it is said, Oliver Cromwell's troops camped before storming and burning the Royalist Hillesden House. This is the other stone building in the village – most of the houses are built of brick due to the fine local building clay and lack of stone.



2.17 The parish was in the diocese of Lincoln until a hundred or so years ago. In the 15th century the Bishop was a great town and village builder, many villages were planned and resettled including the three Claydons. In Steeple Claydon

there are three 'Ends' – Church, North and West, where cottages and their lands are set out. The areas down Chaloners Hill and Vicarage Lane had no houses until the beginning of the 20th century

2.18 Sir Edmund Verney commissioned an Arts and Crafts architect to design the Village Hall, add to the old school, and also rebuild the vicarage that had recently burnt down. A new typically 'Victorian' school was built at the bottom of the hill to accommodate 200 pupils. In the early 1900s the village expanded quite dramatically with the opening of the Calvert Brickworks on the edge of the parish, and most of the small brick cottages seen today were built to accommodate the workers. There were five public houses at that time, two closed shortly after the closure of the brickworks in 1991 and one more closed in 2016.

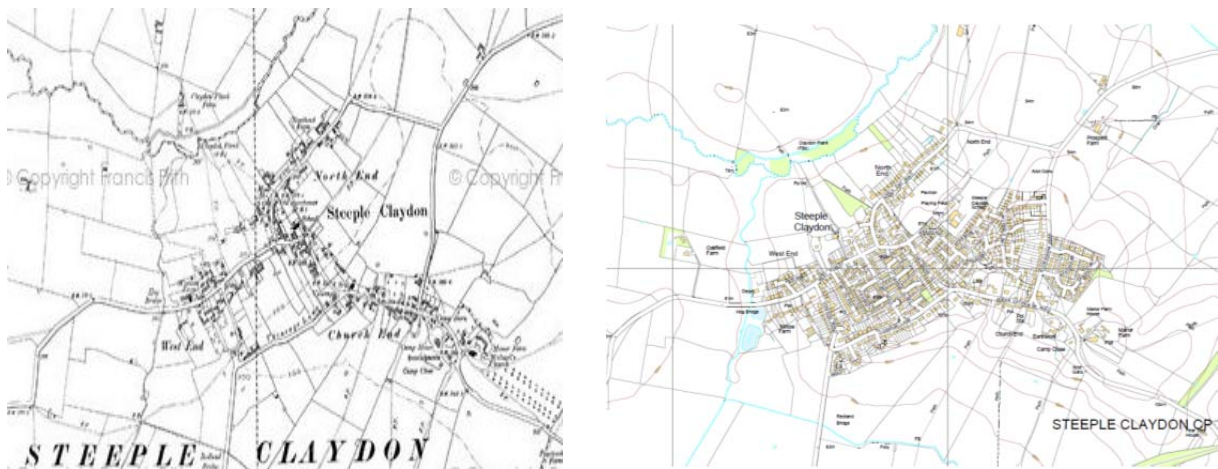


Figure 6 Maps illustrating the development of the village from c. 1885 to present day

2.19 A further expansion of the village took place after the second world war with the building of 'council houses' and 'Prefabs' (these latter now replaced by a small estate). About 20 years ago an estate of 100 houses was built on the hill and much 'infilling' has since taken place. The village development plan of 1967 designated several areas for building houses mostly to the north and west side of the hill and all these sites and more have now been used up.

2.20 The London Brick brickworks at Calvert closed in 1992 with minimal impact on the village. The site has been redeveloped into housing with over 400 houses built on the site. This conurbation is now known as Calvert Green and uses Steeple Claydon for the majority of its services. Steeple Claydon is the closest school and GP surgery and the village businesses enjoy increased trade as a result of this development.

2.21 There are historical landscape areas around the parish, some of them require notification and possible excavation before any development is allowed.

2.22 After 1940 and up to the 1970s at least 40 timber-framed buildings were pulled down and replaced with more modern houses including The Island, Victory Farm and Thorpe Farm. Ashgrove and Vicarage Close were built on ancient Closes and the St Michael's Way development and Meadoway on medieval ploughing.

Transport and other infrastructure

2.23 Steeple Claydon is located at the centre of the triangle joining Buckingham, Bicester and Aylesbury, each connected by high-capacity roads, the A413, A421 and the A41. There are no normal routes for long-distance traffic through the village and the vast majority of traffic is local. Consultation has identified that one of the major concerns of residents is traffic and congestion caused by parked cars and narrow roads. Particular pinch points are the Co-op corner and the GP surgery.

2.24 The village needs to consider how to deal with its current traffic problems. This was one of the major concerns of the village in their response to consultation, particularly relating to additional housing. Even if the traffic associated with the construction of HS2 and E–W Rail is kept away from the village there will inevitably be increased traffic caused by workers wishing to access the services available in the village. SCPC will consider solutions to the traffic problems and possibly request Section 106 or Community Infrastructure Levy (CIL) funds to be used to improve traffic flow and safety.

2.25 Steeple Claydon is on the closed railway line that linked Bicester to Bletchley, passing through Verney Junction. There was a station at Claydon. The line is still operational to the west, providing freight train access to the landfill site at Calvert. There are good rail connections from Bicester North, Aylesbury Vale Parkway, Milton Keynes and Bletchley, although residents have to travel some miles to access them. A new station will be built at Winslow as part of the E-W railway link.

2.26 The village is now braced for the impact that will be caused by the construction and operation of HS2 and the E–W Rail projects. It is not anticipated that the operation of these lines will cause significant impact on the village from the train services, but the proposed Infrastructure Maintenance Depot (IMD), some of which is within the parish boundary, will have a visual impact and potentially noise and light impact on the village. SCPC will be working closely with adjacent affected parishes to ensure that the impact of the construction works is minimised through the effective application of the commitments made by HS2 to protect the local environment.

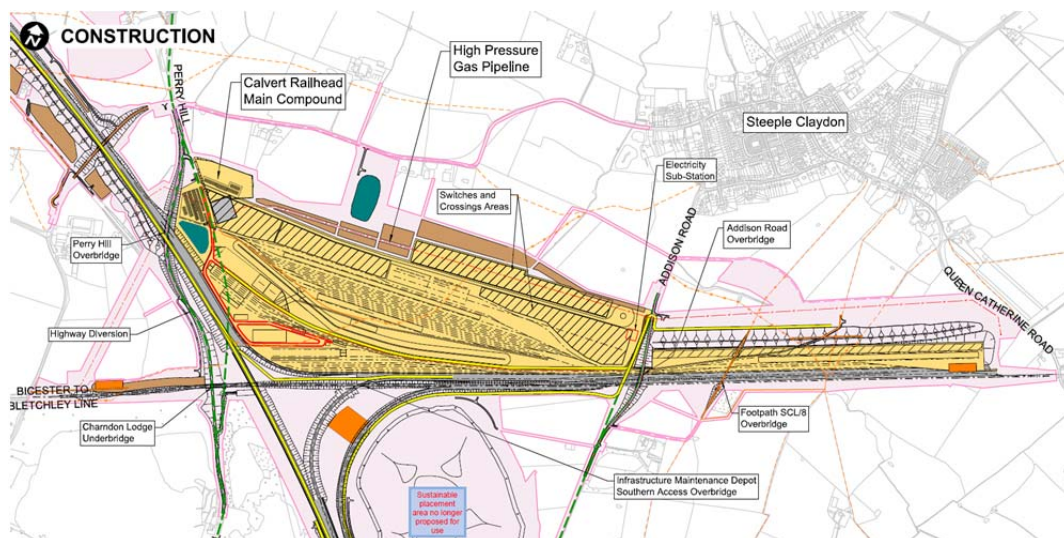


Figure 7 The scale of the HS2 IMD compared with the size of the village

2.27 HS2 will provide employment opportunities for local residents, both during construction and operation of the IMD. The plan has taken account of the visual impact of the IMD when considering possible sites for development. The Parish Council has established a working group to address the key impacts and opportunities arising from HS2.

2.28 Steeple Claydon has an almost hourly bus service operating along the main roads through the village, bus services 16, 17 and 18 run along West Street/Chaloners Hill and Queen Catherine Road/Vicarage Lane. The bus services in Steeple Claydon are more frequent than those in the neighbouring villages. However, they do not operate on a Sunday. It is likely therefore that the current bus services do not provide enough connection and frequency to be relied upon as the only mode of transport. The village does also have a community bus and Dial A Ride that are used to meet this villagers' needs. The map below identifies which bus routes run through Steeple Claydon.

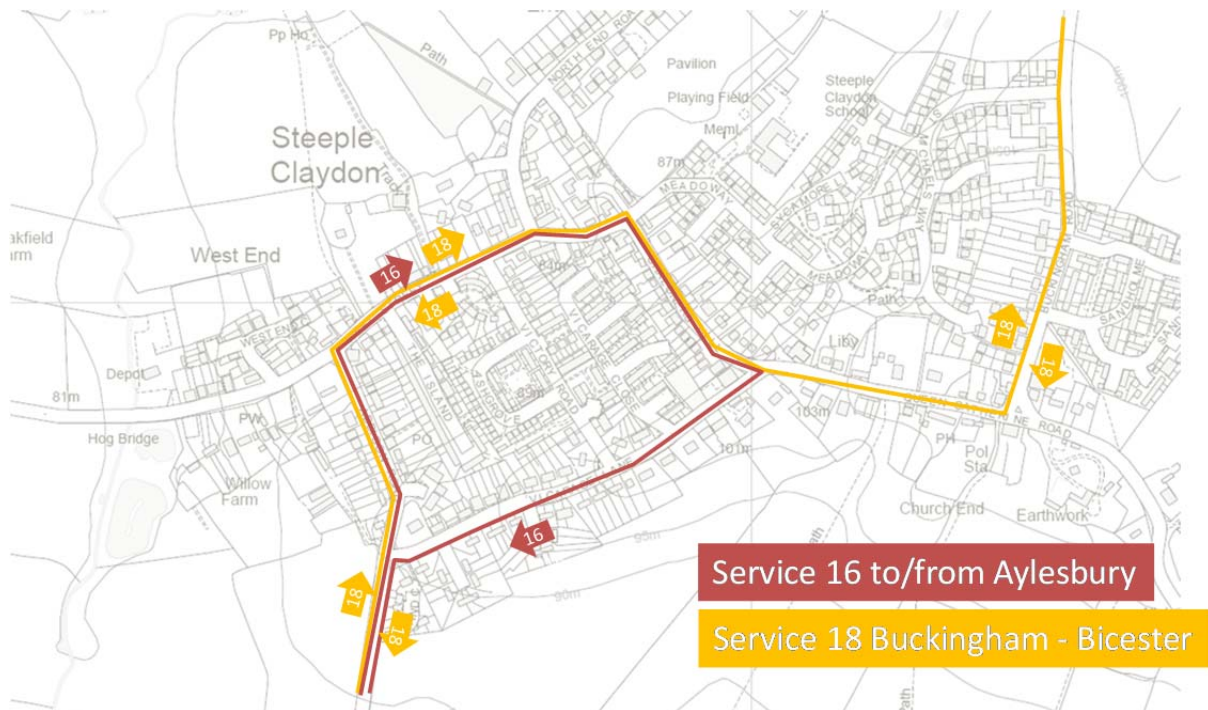


Figure 8 The village has bus services to Bicester, Aylesbury and Buckingham



3. PLANNING POLICY CONTEXT

3.1 The Parish of Steeple Claydon lies within Aylesbury Vale District in the County of Buckinghamshire.

3.2 The National Planning Policy Framework (NPPF) published by the government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The Plan must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are considered especially relevant to the Plan:

- supporting a prosperous rural economy (paragraph 28)
- good Design (paragraph 58)
- protecting healthy communities (paragraph 70)
- protecting local green spaces (paragraph 76)
- conserving and enhancing the natural environment (paragraph 109)
- conserving and enhancing the historic environment (paragraph 126)
- neighbourhood planning (paragraph 185).

3.3 AVDC has District Local Plan planning policies that are helping to shape the strategy and policies of the Plan. It is in the process of replacing that plan with the Vale of Aylesbury Local Plan (VALP) which is currently anticipated to come into force sometime in 2018.

The Aylesbury Vale District Local Plan (AVDLP)

3.4 This version of the Local Plan was adopted by the District Council in 2004 and covered the period to 2011. Although its housing policies are now out of date, a number of other policies have been saved for use in determining planning applications in the District. Of these, the most relevant to this Parish are:

- Policy GP2 Affordable housing. Consultation has demonstrated significant demand for housing for younger villagers and support for developments including significant number of affordable homes.
- Policy GP32 Retention of community assets. Protection of shops, public houses and post offices. This Policy resists proposals that will lead to the loss of valued community assets, ensuring continued sustainability of the village.
- Policy GP35 Design of new development. Sets out the built design principles for new development. There is a wide range of design quality around the village and the Plan will use this policy to ensure that standards are set to enhance the built environment of the village.

The Vale of Aylesbury Local Plan (VALP)

3.5 The VALP will replace the AVDLP and a draft was published for consultation in July 2016. The District Council hopes to be able to submit the VALP for examination by the end of 2017 and then to adopt it during 2018. The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved from the AVDLP.



3.6 The most relevant strategic policies proposed in the Draft VALP are:

- S3 Settlement Hierarchy and Cohesive Development – which identifies Steeple Claydon village as a ‘larger village’ in the hierarchy. This plan accepts that designation.
- S9 Securing Development through Neighbourhood Planning – establishing the core relationship between the VALP and neighbourhood plans.
- D5 Housing Development at Larger Villages – proposing a 22% increase in the housing stock of Steeple Claydon village over the plan period, resulting in a need for an additional 92 homes to be planned in the period to 2033, once the 116 homes that have either been built or consented in the village since April 2013 have been taken into account.
- D9 Provision of Employment Land – encouraging the intensification of existing sites amongst other measures.
- H1 Affordable Housing – requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site.
- H5 Self/Custom Build Housing – requiring larger housing schemes to make provision for serviced plots for self-builders.
- H6 Housing Mix – setting out the principles to meet housing needs to 2033 by type and tenure.
- BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets.
- BE2 Design – establishing some generic design principles for new development.
- NE2 Biodiversity – managing development schemes to avoid harm to biodiversity value.
- NE6 Green Infrastructure – identifying areas of green space around the village with special significance.
- I3 Community Facilities – protecting existing valued facilities from unnecessary loss.

3.7 The District Council has recently announced that the assumptions made in the draft VALP in respect of housing supply have changed. It now seems likely that the VALP will not need to plan for as much unmet housing need from its neighbouring districts (Chiltern and Wycombe) as originally thought. The current opinion is that the adjustment to the land supply will be achieved by the inclusion or omission of a new ‘garden village’ development.

3.8 There are a number of important policy issues that have generated considerable concern including the rationale for distributing housing growth across the rural areas of the District. This plan will be reviewed in the light of published changes to the VALP up to the time of its submission for examination.

3.9 Although it is likely that the Neighbourhood Plan will be examined before the adoption of the VALP, and therefore it must have regard to its general conformity with the saved policies of the AVDLP, the Parish Council has carefully considered the evidence and reasoning of the VALP.



Recent planning applications

3.10 The following key applications have been made/determined:

- Erection of up to 95 dwellings with associated means of access, new footpath links, children's play area, areas of open space and landscaping east of Buckingham Road. Application refused 13 May 2016; appeal to go to public enquiry spring 2017. (AVDC planning reference 15/02671/AOP).
- Erection of 60 dwellings with associated means of access off North End Road. Application approved 17 June 2016. (AVDC planning reference 15/01490/AOP).
- Erection of 12 dwellings adjacent to 34A North End Road. Awaiting decision. (AVDC planning reference 16/03311/AOP).
- AVDC planning application 12/00552/APP for 14 dwellings on land adjacent to Addison Road (Molly's Field) is pending.



4. COMMUNITY VIEWS ON PLANNING ISSUES

The Neighbourhood Plan team developed a community engagement strategy at the initial planning stages of their activities. It was agreed that a range of methods would be used to inform the residents of our activities, and to give them every opportunity to provide feedback which would be used in the development of the Plan. The methods included:

- establishment of a Neighbourhood Plan website which includes meeting minutes, published documents, examples of other plans and links to government websites relating to neighbourhood planning
- links from the Steeple Claydon Facebook forum and the SCPC website
- notices in the parish magazine
- door drop leaflets
- public meetings
- public exhibitions.

4.1 Initial data was gathered on a variety of topics including housing, health, recreation, education, traffic and transport, business, history and social cohesion with the preparation of short reports on each topic. This helped the team understand the current issues in the village.

4.2 The team developed a Vision Paper to provide an agreed starting point for the team's formal activities. Initial public consultation included a presentation and Q&A and a drop in centre and exhibition where people had the opportunity to meet the team and discuss the development of the plan.

4.3 We created a Neighbourhood Plan specific website, steepleclaydonplan.org.uk, with a range of information and relevant documents. Team member Ian Millard developed and maintains the website which is the most effective tool the team has for reaching those in the village with access to the internet. For those without home access the Parish Council run library provides free access to the internet.

4.4 The main consultation exercise to inform the development of the policies was undertaken in November 2016. The team developed a four-page questionnaire covering a range of topics and invited residents to return it in a pre-paid envelope or to fill out the online version. Questionnaires and an explanatory leaflet were distributed to every house in the village by team members and other volunteers. The official return date was 30 November but late responses were included in the data analysis.

4.5 To help people understand the issues the team held a public meeting in the school hall which included a presentation about the Plan and a question and answer session. The meeting was well attended (around 70 attendees) and debate was productive. We also held a public exhibition in the village hall to give people the opportunity to meet the team and discuss the Plan. We invited the two developers of the two main potential development sites (Buckingham Road and Molly's Field) and they brought drawings and representatives to give people to understand their proposals.



4.6 Attendance was steady through the afternoon and tailed off in the evening but those attending provided useful feedback to the team regarding the proposals being presented for the two main sites.

4.7 The response to the questionnaire was very satisfactory (over 40%) and the results have provided excellent evidence for consideration by the team in developing the policies contained in this Plan

4.8 Figure 8 below summarises the key events and timetable of our consultation activities.

Date	Venue	Format and output
Jan 2015	Online	Establishment of the SCNP website
	Door drop	Invitation to join SCNP subject sub-groups resulting with members of the community joining sub-groups for a month of consultation
August 2015	Prince of Wales PH	Presentation and Q&A
	Survey	Effective Communication Survey - hard copy and online
September 2015	Village Hall	Developer consultation in conjunction with Parish Council, Presentation, Q&A
November 2015	Online	Sharing AVDC VALP consultation process
February 2016	Parish Room	Presentation, Q&A, direct discussion with working groups
June 2016	Various	Sharing AVDC VALP public consultation process
	Village Hall	Afternoon/evening Public Exhibition including stakeholders
November 2016	Survey	Survey issued to every household during first week of November – return date 30 Nov
	School Hall	Public Meeting – presentation and Q&A
	Village Hall	Public Exhibition and opportunity to discuss the NP with members of the team
Ongoing		Informal discussion at every opportunity with the community to inform the debate and shape our proposals
	Online	Social media (Facebook and Twitter) - announcements, tracking and responding to opinion

Figure 9 Summary of community engagement



5. VISION, OBJECTIVES AND LAND USE POLICIES

Vision

5.1 The Plan provides a framework to guide development within the Steeple Claydon parish until 2033. This framework is based on and supports the following vision for the future of the parish:

"To achieve an incremental development of Steeple Claydon, which respects the rural nature of the parish and offers housing and social/economic opportunities for current and future generations."

5.2 The vision is largely inspired by the responses to the parish survey questionnaire, the feedback responses and, more broadly, by the interactions with residents during the preparation of the Plan.

Objectives

5.3 To achieve this vision a number of key objectives have been identified as follows:

- To encourage development which addresses local housing and community infrastructure needs.
- To ensure that the development of the built form integrates well with the predominant character of the established housing in the area, including listed buildings and those buildings of an historical and architectural interest to the parish.
- To encourage appropriate employment use for land within the parish in support of local employment opportunities including land-based and land-related rural businesses as well as home-based business/work.
- To protect and enhance community assets (facilities, buildings and green spaces).

Land use policies

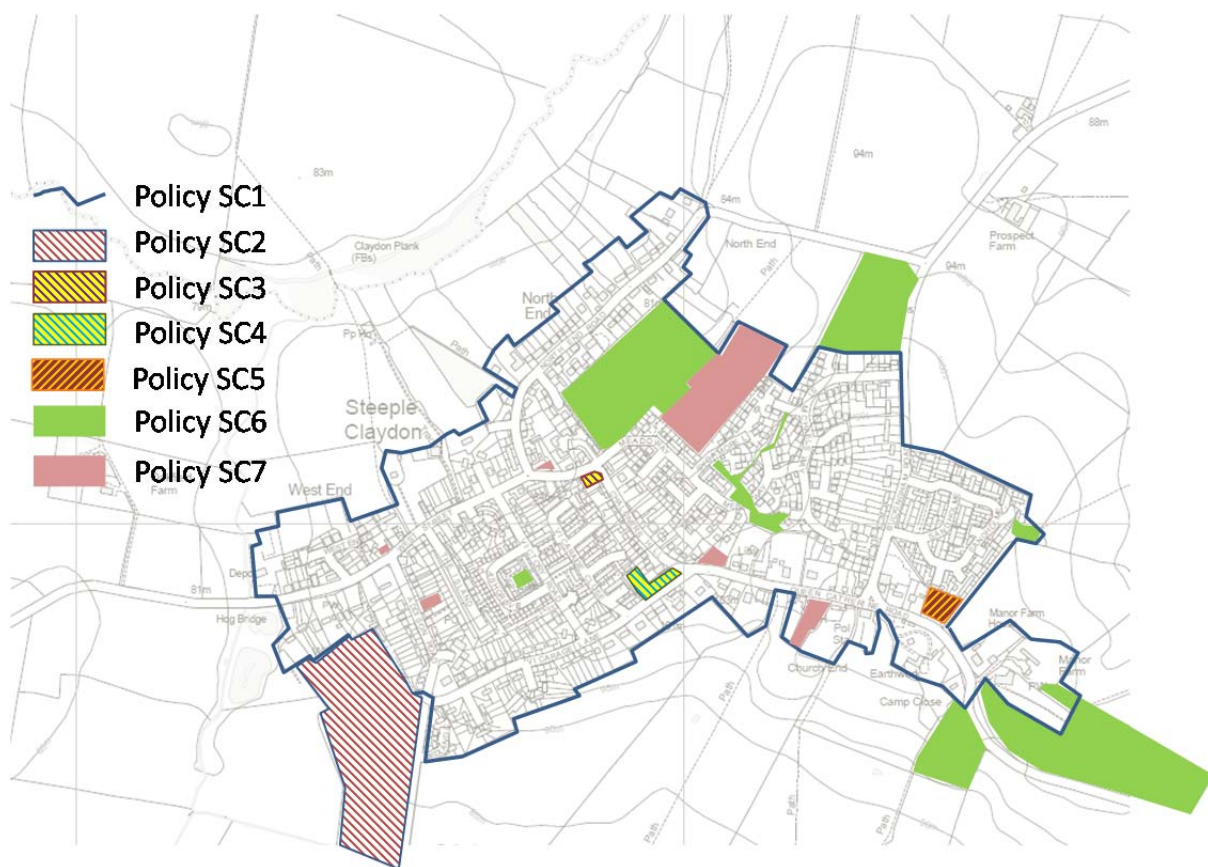
5.4 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access, etc.

5.5 The purpose of these policies is to encourage planning applications to be made for potential development which the local community believes will contribute towards sustainable development and to discourage applications which the local community would consider to be inappropriate development given the local context of the village

5.6 The purpose of these policies is either to encourage planning applications to be made for things the local community wants to see happen, or to discourage applications for developments that they do not want to happen. Policies must be clearly written so that they can be easily interpreted and applied in the consideration and determination of planning applications.

5.7 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents - the National Planning Policy Framework and the policies of the Aylesbury Vale development plan will continue to be used.

5.8 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. A summary of the locations of the policies is included at Appendix A.





Policy SC1: Steeple Claydon Settlement Boundary

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

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.

5.9 This policy establishes and defines the Steeple Claydon Settlement Boundary to distinguish the consideration of planning applications within the settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA3, RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied to this village.

5.10 This policy seeks to protect the intrinsic rural character of the village but to allow for sustainable growth to meet local housing needs over the Plan period. In which case, the Boundary is drawn to observe the existing built-up area edge and to accommodate the sites that already have planning permission and the site allocations proposed by Policy SC2 and Policy SC5 of the Plan. This policy also allows for the continuing growth of the village through suitable infill sites (defined here as five or fewer dwellings), which may deliver another 10–15 homes in that period. This would include the development of higher density housing on a single house plot, providing that the development is in keeping with the immediate local area. The Plan will therefore contribute to meeting the objectively assessed housing need for the District in the period of 2013–2033 expected of a 'larger village', and is consistent with the emerging spatial strategy for the District.

5.11 Outside the Boundary, the policy requires proposals to be suited to a countryside location, reflecting the agricultural nature of the area. Proposals that bring employment and tourism will be encouraged providing they can demonstrate that they contribute to the rural economy. Their design must be of a high quality and have reference to the existing buildings and local context.



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, 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;*
- iii) Of the total number of open market homes, a minimum of 5% are made available as serviced self-built plots;*
- iv) The land is made available for the implementation of the convenience retail and medical services schemes prior to the occupation of the first dwelling;*
- v) The convenience food retail scheme comprises a single building of a gross floor area of no more than 250 m², dedicated delivery area and car parking;*
- vi) The medical services scheme comprises a single building and car parking;*
- vii) There is vehicular access to the site from Addison Road;*
- viii) 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;*
- ix) The public open space comprises a children's play area, an informal recreation space and a balancing pond of ecological value;*
- x) 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;*
- xi) 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; and*
- xii) 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.*

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.

5.12 This policy proposes a mixed-use scheme of housing, convenience retail and GP surgery as well as public open space. The majority of the land is in single ownership and is being actively promoted for new homes. There is a small area of vacant and developable land in the north-eastern corner of the site in a different ownership that is not being promoted but that would form a sensible part of an overall scheme. The policy does not therefore require that this smaller

site forms part of a comprehensive scheme but encourages all the land to come forward as one outline planning application if possible.

5.13 The landowner has confirmed that provision can be made for the relocation of those uses as part of a larger housing scheme on this green field site on the south western edge of the village. The landscape character in this location is less sensitive to development than the northern or eastern edges. The proposed junction and infrastructure depot of the HS2 project (and East–West Rail project) lies to the south west of the site.

5.14 The housing scheme of approximately 110 homes will meet the local housing needs of the village and make a positive contribution to housing supply in the District for the plan period. The land also provides an opportunity to address two challenges in the village: to relocate the existing, small convenience store on the corner of West Street/Chalons Hill and the GP surgery on Vicarage Lane. Both the current uses are in need of larger, modern premises to serve the local community.

5.15 The policy sets out a series of key development principles to ensure the proper planning and delivery of the various components of the scheme. Given there is no certainty that the food store or surgery will relocate, the policy makes provision for additional new homes, though it requires at least 50% of those new homes to be affordable. The land interests accept that, as that land was intended for non-housing uses, its future housing use should do more to meet the specific housing needs of the village. However, to encourage the relocation proposals, policies SC3 and SC4 of the Plan make provision for the beneficial redevelopment of the current sites.

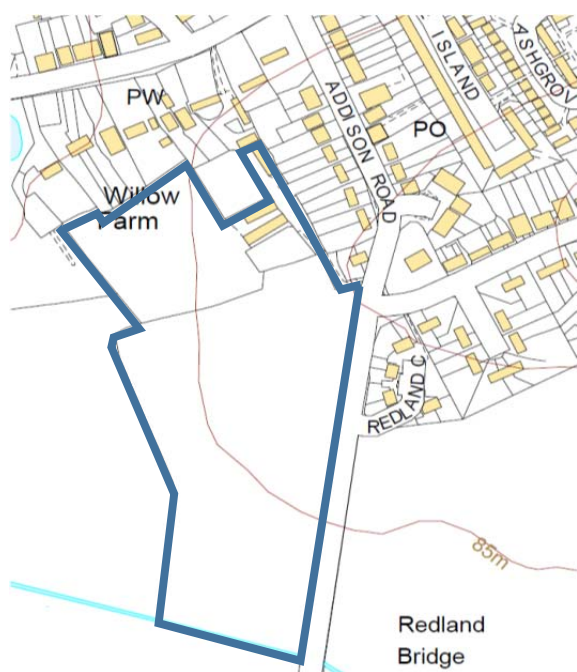


Figure 10 – Site boundary of Molly's Field

Policy SC3: The Co-op, West Street

Proposals for the redevelopment of the convenience food store at the junction of West Street/Chaloners Hill, as shown on the Policies Map, for dwellings 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 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;*
- iii) The new buildings should not be located forward of the building line established by 3 West Street;*
- iv) The form and design of the new buildings reflect the character of 3 West Street and 7 Chaloners 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.

5.16 This policy supports the redevelopment and change of use of the Co-op convenience store for a housing scheme, subject to the prior implementation of the allocation for a replacement convenience store provided for by Policy SC2.

5.17 Although well located at the centre of the village, the current shop premises are too small to meet the needs of the local community and are a cause of traffic, parking and pedestrian safety problems at the tight and busy West Street/Chaloners Hill road junction.

5.18 If replaced, the site is suited to a change of use to provide new homes. Given the prominence of the site in views along West Street and down Chaloners Hill, and its important role in defining the village centre, the design of the scheme must be carefully considered. The adjoining buildings are small in scale and of local historic group value, and together establish a strong design cue for confining the height and scale of new buildings to fit neatly into the street scene.



Policy SC4: The GP surgery, Vicarage Lane

Proposals for the redevelopment of the surgery and open 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 design of the scheme has regard to the prominence of the site in punctuating views along Vicarage Lane and from Queen Catherine Road;*
- iv) The mature trees on the Vicarage Lane/Chaloner's Hill corner of the site are retained; and*
- v) 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.

5.19 This policy supports the redevelopment and change of use of the surgery and the adjoining land owned by the Parish Council for a housing scheme, subject to the prior implementation of the allocation for a replacement medical facility provided for by Policy SC2.

5.20 The surgery is popular and the demand for its services will increase with the scale of housing development already committed and planned for the village over the Plan period. The building is not capable of being extended and there are insufficient off-street car parking spaces to accommodate visitors and staff. The Parish Council has agreed in principle to include its adjoining vacant land to ensure a successful, viable scheme.

5.21 The policy requires careful attention is paid to the design of the scheme, as the site occupies a prominent location in the village. The mature trees make an important contribution to defining the character of Chaloner's Hill and should therefore be retained in the scheme. Part of the surgery building lies forward of the general building line of Vicarage Lane and punctuates the long views along the road; the similar forward position of Hunter's Cottage opposite encloses this space to form an interesting street scene.



Figure 11 – The GP Surgery is a valued facility in the village

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 6 new homes, some or all of which should be in the form of bungalows suited to occupation by older households and meeting Lifetime Homes standards;*
- ii) The Public Right of Way is retained on its established route and is incorporated into the layout and landscape scheme; and*
- iii) No buildings are located forward of the building line fronting the road established by the buildings to the west on Queen Catherine Road.*

5.22 This policy allocates a 0.26 Ha parcel of vacant land on Queen Catherine Road on the eastern edge of the village for a small housing scheme. The site is especially suited to a low-density scheme that effectively transitions the built up area of the village into the countryside on the tranquil approach to St. Michael's Church. The policy therefore requires that the scheme be delivered comprising primarily bungalows, as their low height will aid this transition and meet the demand of older occupiers for this type of property, which is missing in the village.

5.23 It is important that the existing Public Right of Way across the site is retained on its route, as this forms the shortest distance for users walking from the footpath off Buckingham Road to Queen Catherine Road and the Church. There is also a strong building line formed by the houses on the northern side of the road (including the listed No.18), which should be adhered to in the scheme layout.



Figure 12 - Site bounded on the north by single story houses

Policy SC6: Local Green Spaces

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

- *The Recreation Ground*
- *The Herd's Hill allotments*
- *The Queen Catherine Road allotments*
- *Green spine between Sycamore Leys and Maple Leys*
- *Land at rear of Rookery Way*
- *Ashgrove*
- *Land south-east of St. Michael's church.*

Proposals for development that will undermine the essential, permanent open character of a Local Green Space will be resisted unless very special circumstances can be demonstrated.

5.24 This policy proposes that four important green spaces in the Parish are protected from development by their designation as Local Green Spaces in accordance with para. 76 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt.

5.25 In each case, the green spaces play an integral part in the enjoyment of the village and are therefore special to the local community. Further evidence to justify their designation in line with the criteria of para. 77 of the NPPF is contained in a separate Green Spaces Report.



Figure 13 – The field surrounding the churchyard is popular with dog walkers and is crossed by footpaths

Policy SC7: Community assets

The Neighbourhood Plan identifies the following buildings and land as community assets, as shown on the Policies Map:

- *The primary school, Meadowway*
- *The village hall and library, Queen Catherine Road*
- *The Steeple Claydon Fish Bar, West Street*
- *The Phoenix P.H., Queen Catherine Road*
- *The Fountain P.H., West Street*
- *The Post Office, West Street*
- *The Prince of Wales P.H., Addison Road.*

Proposals that will result in the unnecessary loss of a community facility will be resisted unless it can be clearly demonstrated that the use of the building and land is no longer viable or that the use can be satisfactory relocated for the ongoing benefit of the local community.

Proposals to improve the viability of an established community use of the buildings and ancillary land by way of its extension or partial redevelopment, will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

5.26 This policy identifies a number of buildings in the village that form an essential part of its status as a 'larger village' in the District. Without them, the village would not be a sustainable location for new homes. Conversely, housing growth ought to contribute to their ongoing viability.

5.27 The policy does not rule out their eventual loss to other uses, but requires a clear justification as to why that specific type of established use is no longer viable in that location and why the location is not suitable for some other use that may also contribute to the social and commercial infrastructure of the village. The justification will include evidence of genuine marketing activities over at least two years. In addition, the policy is supportive of proposals to improve an asset where this may enable its longer term viability.



Figure 14 – Lewis's Newsagents, the Fish Bar and Hairdressers contribute to a sustainable village



Policy SC8: Design

Development proposals will be supported, provided that their scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape.

Proposals must in particular have regard to the following design principles:

- *The value that individual designated heritage assets in defining the character of the street scene, the significance of which should not be undermined by new development that will result in obscuring views to these assets*
- *The prominence of buildings and land at key junctions in the village, which help define the legibility of the village, including West Street/Chaloners Hill, West Street/North End Road, West Street/Addison Road, Addison Road/Vicarage Lane, Vicarage Lane/Queen Catherine Road and Queen Catherine Road/Buckingham Road, should be reflected in the orientation, scale and height of new buildings in those locations*
- *The glimpse views south between buildings from Queen Catherine Road to the open countryside should not be obstructed.*

5.28 This policy identifies a series of principles that are considered to reflect those design matters that are of greatest concern to local people when planning applications are being considered. In addition to requiring a general adherence to the principles of good design, the policy identifies some design matters that are specific to the village.

Monitoring and review of the Policies

5.29 The Plan will be monitored by Aylesbury Vale District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a village level relevant to the Plan may also be included. It is expected that the Plan will be formerly reviewed on a five-yearly cycle or to coincide with the development and review of the Local Plan if this cycle is different.



6. IMPLEMENTATION

6.1 The Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development management

6.2 Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

6.3 Whilst the local planning authority will be responsible for the development management, the Parish Council will use the Plan to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Infrastructure projects

6.4 AVDC still intends to propose the introduction of the Community Infrastructure Levy (CIL) across the Aylesbury Vale District.

6.5 The Parish Council proposes some or all of the following projects for investment of future CIL funding allocated by the local planning authority and to the Parish Council:

- Development of the recreation ground facilities, including a replacement skateboard park and development of a Multi-Use Games Area (MUGA)
- Traffic flow and parking improvement scheme
- Bus shelters.

6.6 Local infrastructure projects will be prioritised for investment from Section 106 agreements and, if implemented in the future, the Aylesbury Vale District Community Infrastructure Levy (CIL). Parishes with a neighbourhood plan will receive 25% of any CIL arising from developments in their area; parishes without a neighbourhood plan will receive 15%. The Parish Council will lead consultation on the preferences and priorities of the village to improve its infrastructure.

6.7 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the National Planning Policy Framework (NPPF).

Highway safety and traffic calming

6.8 The Parish Council has a mobile speed warning sign which collects data on numbers and speeds of vehicles entering the village. The camera is moved regularly round the four principal entry points for traffic and has accumulated data on speeds and volumes.

6.9 As part of its preparation for HS2 impact monitoring, this programme is being reviewed and it is proposed that this data is used as part of a traffic calming and safety programme. A programme of informal speed surveys will be undertaken in conjunction with Buckinghamshire County Council and



Buckinghamshire Police and/or Safer Neighbourhood Team. Using this data the Parish Council will identify where work on reducing traffic speeds needs to be focused (subject to available funding). The following locations have been identified as priorities by residents:

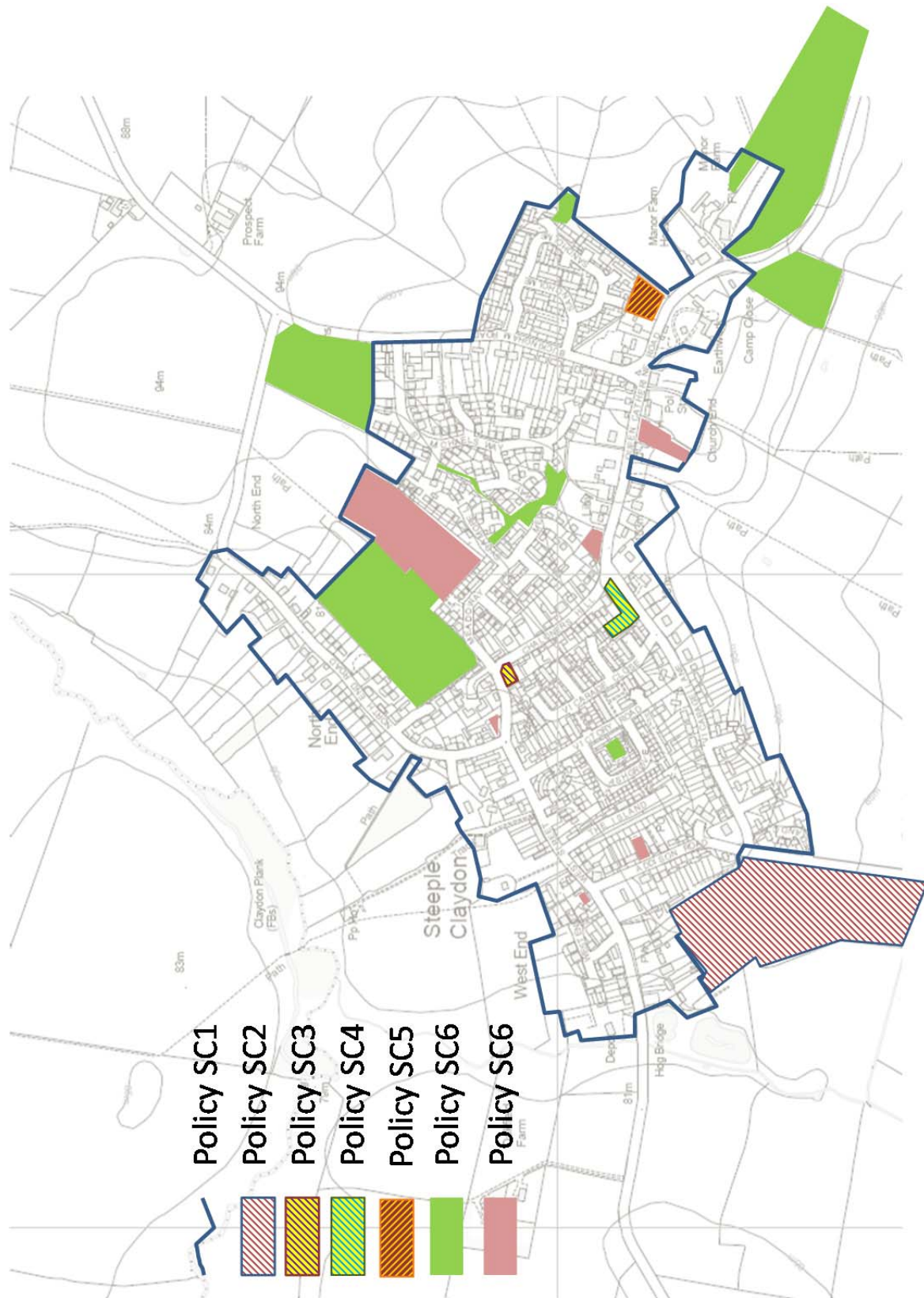
- Buckingham Road
- Chaloners Hill
- West Street.

6.10 On completion of the speed survey project outlined above, and if collected evidence shows appropriate locations where mitigation work could be carried out (subject to available funding), the Parish Council should establish a shortlist of priority projects in liaison with relevant local partners and funding bodies.





Appendix A - Policies map





Appendix B - Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Steeple Claydon Neighbourhood Plan website <http://www.steepleclaydonplan.org.uk>

Steeple Claydon Vision Paper (2015)

Steeple Claydon Neighbourhood Plan Final SEA report (2017)

Aylesbury Vale Employment Land Review Update (2012)

Vale of Aylesbury Plan: Pre-Submission (June 2016)

Vale of Aylesbury Plan: Steeple Claydon Fact Pack (2011)

Aylesbury Vale Strategic Flood Risk Assessment (2007)

Vale of Aylesbury Plan: Pre-Submission Sustainability Appraisal (2012)

Vale of Aylesbury Plan: Housing & Economic Growth Assessment (2011)

Vale of Aylesbury Plan: Water Cycle Study (2012)

Vale of Aylesbury Plan: Infrastructure Delivery Plan (2011)

Vale of Aylesbury Plan: Community Infrastructure Levy Viability Appraisal (2012)

Aylesbury Vale Strategic Housing Land Availability Assessment (2016)

Aylesbury Vale Employment Land Study (2008)

Aylesbury Vale District Local Plan (2004)

Aylesbury Vale Economic Development Strategy (2012)

Aylesbury Vale Landscape Character Assessment (2008)

Buckinghamshire Local Transport Plan 3 (2010)

Buckinghamshire Local Investment Plan (2010)

Buckinghamshire & Milton Keynes Environmental Record Centre data.