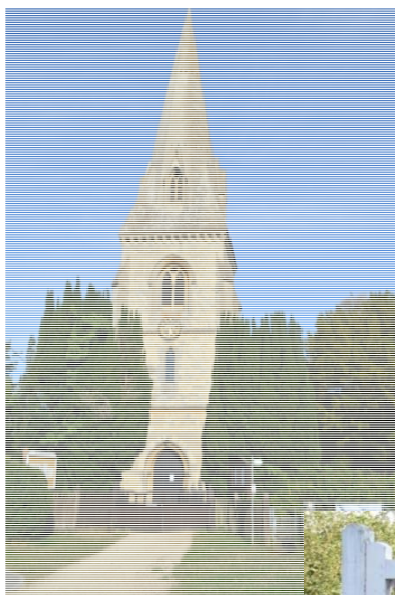




STEEPLE CLAYDON NEIGHBOURHOOD PLAN



Site Assessments Report

MAY 2017

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STEEPLE CLAYDON NIGHBOURHOOD PLAN

SITE ASSESSMENTS REPORT

Introduction

This report supports the policies included within the Steeple Claydon Neighbourhood Plan and has been developed following extensive consultation with the village and landowners to ensure it represents a realistic view on how the village proposes to meet its housing targets over the plan period.

The Neighbourhood Plan designated area comprises the whole of the Steeple Claydon Parish and the sites are within the defined Settlement Boundary.

The Vale of Aylesbury Local Plan (VALP) is currently in development and has been subject to two drafts which have been the subject of public consultation. Steeple Claydon is classified as a large village based on its current size and range of facilities.

Although the Neighbourhood Plan is very likely to be examined and made before the adoption of the new Local Plan, and it will therefore be tested against the strategic provisions of the existing Aylesbury Vale Development Local Plan (AVDLP), it can still refer to the evidence of reasoning of the emerging VALP. In the latest draft the indication is that Steeple Claydon will be required to provide a total of 208 new homes. Since publication of this draft AVDC has revised its overall housing numbers due to reduction in provision for unmet need and AVDC has suggested it may changing its methodology to allocating housing targets, but we believe that the target of 208 will be a maximum. For the purposes of the SCNP we have used the 208 as the maximum that the village will have to provide over the plan period.

The Aylesbury Vale Housing and Economic Land Availability Assessment has been revised to inform the VALP with version 4 being published in February 2017.

Village opinion

There has been ongoing consultation with the village regarding its housing needs and there is significant support for development to meet the village's needs particularly focused on affordable housing for the younger generation. This is evidenced in the statistical analysis of the questionnaire.

The formal consultation sessions gave the village the opportunity to examine the detail of the two major proposed developments and talk to those leading the developments. This helped to inform the responses to the relevant questions in the questionnaire, particularly Q4 relating to preferred sites.

Landowner consultation

The NP team carried out an exercise to identify all the relevant landowners. As a result of this we have established contact with the majority of the landowners of the sites identified in the HELAA.



Summary Assessment

The table below lists all the HELAA sites in numerical order and summarises the HELAA suitability assessment and whether or not the Neighbourhood Plan team concurred with that assessment.

The HELAA map showing the sites identified in Steeple Claydon is contained in Annex A.

The village consultation questionnaire undertaken in November 2016 asked the village to indicate their preferences for potential development sites to meet the village's housing targets. The map, question and analysis of the responses to this question are included in Annex B.

A more detailed assessment of each of the sites considered by the Steering Group to have at least some potential for housing development is contained in Annex C.

Site reference	Site location	HELAA Suitability assessment	Neighbourhood Plan Team site assessment
SCD001	The Grebe and adjoining land, West Street	Unsuitable - Development would only be suitable along the road frontage however this came forward as a separate planning applications in 2011 (outlined) and 2013 (detailed) which were approved and have been carried out. Any further development would be backland rear of existing houses over a significant area and be out of character with the village.	Agreement with HELAA assessment
SCD002	Langston & Tasker bus depot, Buckingham Road	Unsuitable - The site comprises an existing employment site - a Langston and Tasker bus garage. The site is still being used with coaches parked up. The site was not promoted for alternative use in the 2014 Call for Sites.	Agreement with HELAA assessment of current situation. Contact with the company representatives confirms their intention to operate their business from this site for the foreseeable future but wish to keep options open regarding future use.



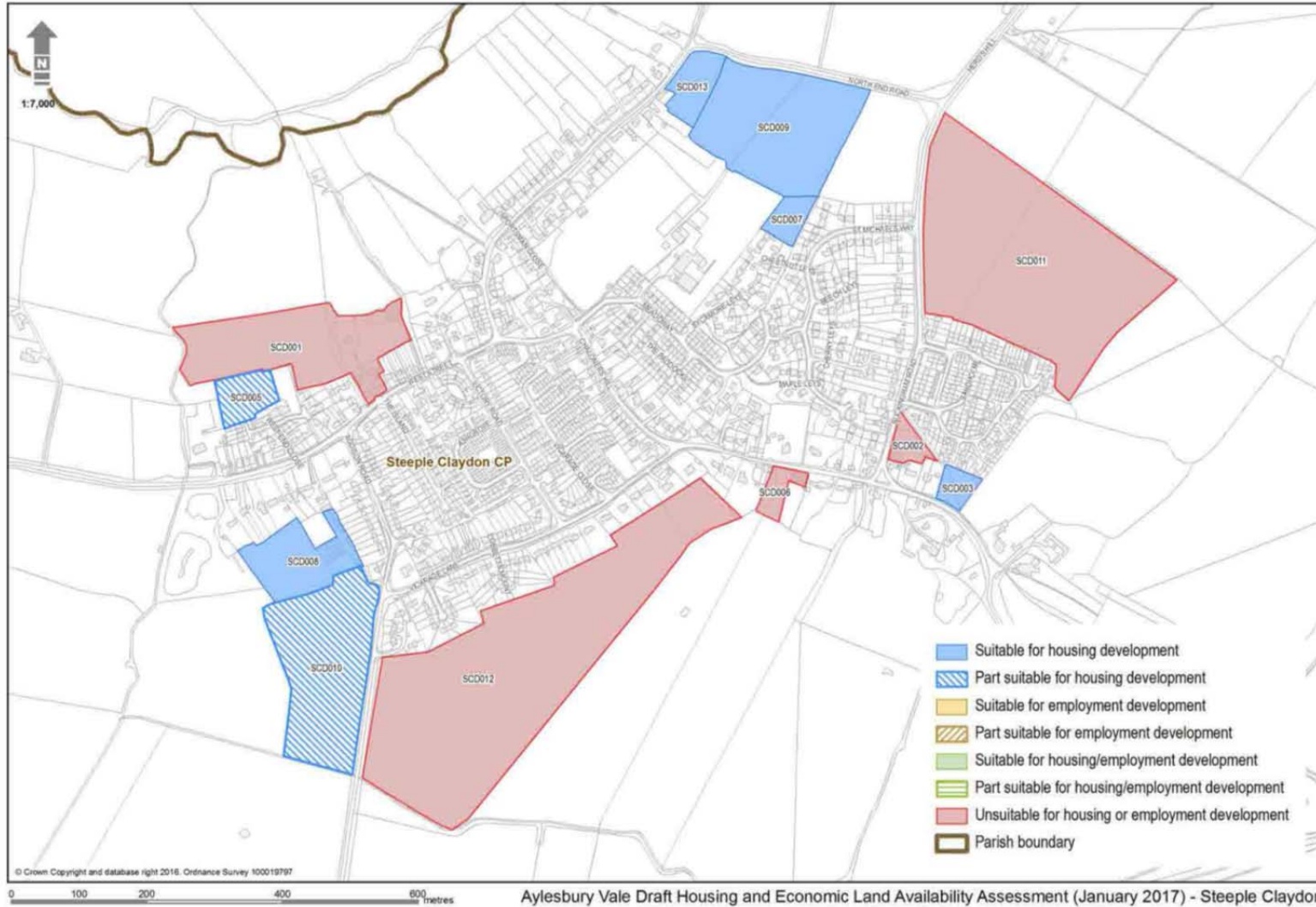
Site reference	Site location	HELAA Suitability assessment	Neighbourhood Plan Team site assessment
SCD003	Land adjoining 12 Queen Catherine Road	Suitable - Open field on the edge of the village but there is housing to the north, west and opposite. Developing the site for 7-8 homes could follow the existing 'building line' from the north down to Queen Catherine Road.	Agreement with HELAA assessment.
SCD005	Land north of West End Close, West Street	Part Suitable - extension of existing adjacent housing to the south suitable for development to the south of site up to north boundary in line with SCD004. No significant constraints if the site is carefully master planned for the design and layout to take into account the location backing onto existing residential development. Highway access needs to be agreed.	Disagree with HELAA. Development would encroach on open land and alter the natural northern edge of the village. It is understood that the site is in the ownership of the adjacent resident(s) who have bought the paddock to protect from development.
SCD006	Claydon Garage, No 13 and Adjoining land, Queen Catherine Road	Unsuitable - Development of site should continue the linear form along the road to prevent backland development. Such development would not be able to accommodate five dwellings without building out into the open countryside and expansive long distance views at the rear. Development of site would also result in loss of employment from the existing site (EMPSCL002 - 13 Queen Catherine Road)	Agreement with HELAA assessment.
SCD007	Land north of Chestnut Leys	Suitable - No significant constraints, although development would require relocating of overland power cables. Development of site would 'round off' the settlement following the building lines of plots established to the west and to the north	Disagree with the HELAA assessment. Site in ownership of adjacent residents and was bought with the specific intention of preventing its development



Site reference	Site location	HELAA Suitability assessment	Neighbourhood Plan Team site assessment
SCD008	'Molly's Folly' Land west of Addison Road	Suitable - Site is suitable for development as part of larger scheme with site SCD010, providing the impact on neighbouring listed buildings is taken into consideration.	Agree with HELAA assessment. Village consultation confirmed this is a suitable site (see Annex B) and Policy SC2 has been developed based on its suitability. Combined with part of site SCD010 this plan provides for up to 110 houses on this site
SCD009	Land At North End Farm, North End Road	Suitable for housing - The Council has resolved to grant planning permission for 60 homes subject to a section 106 agreement.	The NP team accepts the planning permission for the site and has included 60 homes in this plan for this site.
SCD010	Molly's Field Land Adjacent Addison Road	Part suitable - Part of site has permission, subject to S106 agreement, for 22 dwellings. Southern part unsuitable as it is highly exposed in a sensitive landscape and poorly related to the village. Also small part of the site is in Flood Zones 2 and 3 and some adjacent listed building curtilages.	Agree with HELAA assessment. See note for SCD008. Site impacted by planned HV electrical underground cable through site creating an effective southern limit to the development.
SCD011	Land North of Sandholme and east of Buckingham Road	Unsuitable - Development would result in significant adverse impacts on the rural character and appearance of the site and its surroundings and would fail to complement the existing settlement characteristics to the detriment of its character and identity.	Agree with HELAA assessment. At the time of the planning application there was considerable objection from the village to this development. The developer has offered to discuss the development mix and meet local needs but the village consultation clearly confirmed this is the least popular major development site in the village.
SCD012	Land east of Redland Bridge, south of Vicarage Lane	Unsuitable - A development in this location would be likely to have an adverse landscape and visual impact and not be sympathetic to the established settlement pattern.	Agree with HELAA assessment. In the village consultation nobody suggested this as a potential site suitable for development
SCD013	Land on inside of the bend on North End Road	Suitable for housing – the site adjacent SCD009 is suitable for housing, there is housing opposite and an established frontage on both sides of the road. It is considered 12 could be achieved subject to detailed design and achieving a satisfactory highways impact.	Current planning application for 12 self-build units. SCPC concerned about impact on road safety and has commented to AVDC.



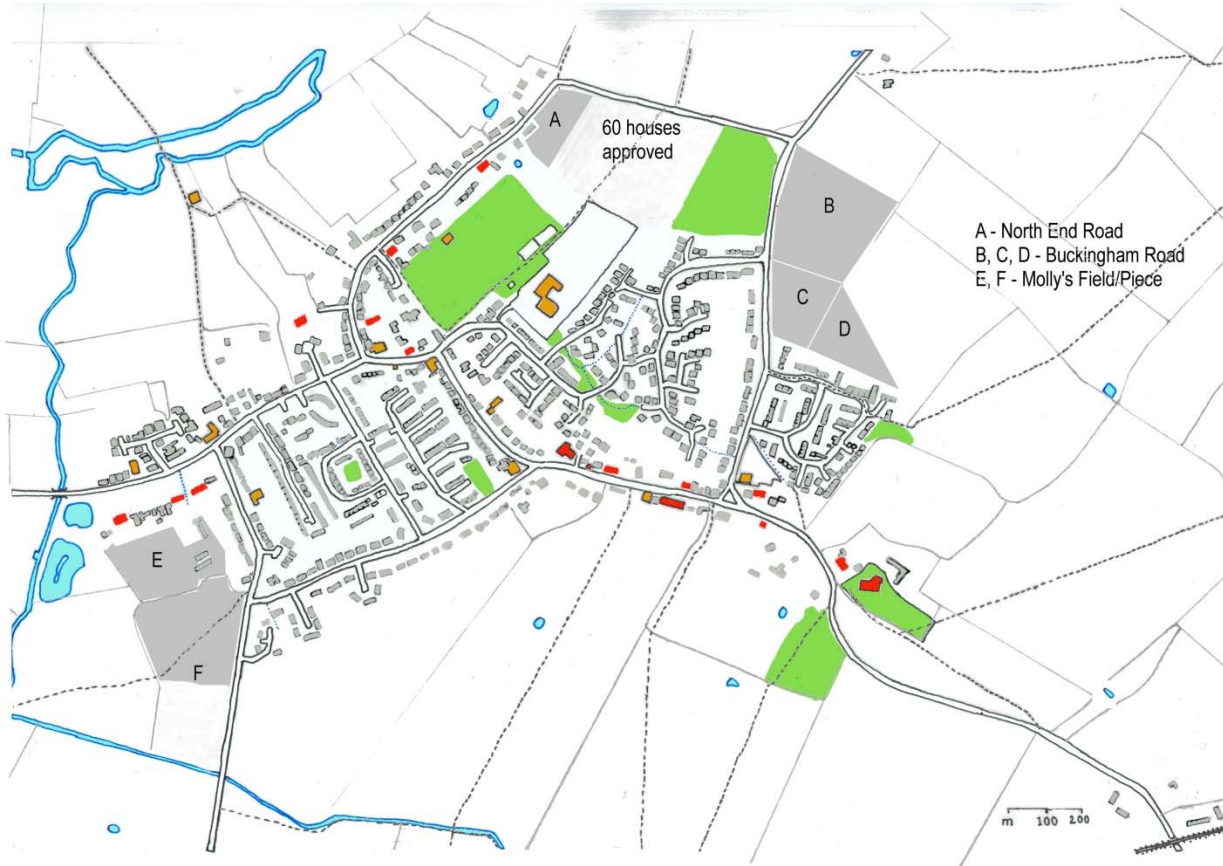
Annexe A – AVDC HELAA analysis Jan 2017





Annex B – Village consultation – questionnaire, November 2016.

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.



Questionnaire response analysis

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.



Annex C

DETAILED SITE ASSESSMENTS

SCD003 - Land adjoining 12 Queen Catherine Road – Policy SC5

Site area 0.26 Hectares

Current use – pasture and poultry

Factor		Notes
1	Rural character	The site is bounded on 2 sides by existing housing. The housing to the north is single story on the edge of the Sandholme estate. Development of this site would not cause significant impact to the character or functioning of the village. There is a footpath crossing the field diagonally NW to SE which is lightly used.
2	Landscape setting	Houses on the east side of the site would have oblique views of the rolling landscape to the north. Other than that there are no significant aspects to or from the site.
3	Land use	Pasture with occasional sheep grazing. Small chicken run and general debris in SW corner
4	Heritage	Some evidence of ridge and furrow historic cultivation. Historic England identify site as being of potential significance. Recommend archaeological investigation and final scheme based on findings of the investigation
5	Core facilities	The site is at the east end of the village close to the church. It is reasonably located for the GP surgery. All other village facilities are more remote.
6	Community profile	Established paved footpaths safely link the site to various parts of the village. The footpath from the NW corner of the site to Buckingham Road would need to be restored – currently overgrown.

Planning history

There are no known planning applications on this site.

Neighbourhood Plan Team assessment

This site was not included in the public consultation in November 2016 and has only recently been considered by the Team as a site suitable for development in the light of the village's preference for smaller developments. This could be an appropriate site for smaller houses for those wishing to downsize.



SCD003 - Site bounded on the north by single story houses



SCD008 - Molly's Folly – land west of Addison Road – Policy SC2

Site area 1.29 hectares

Current use – pasture

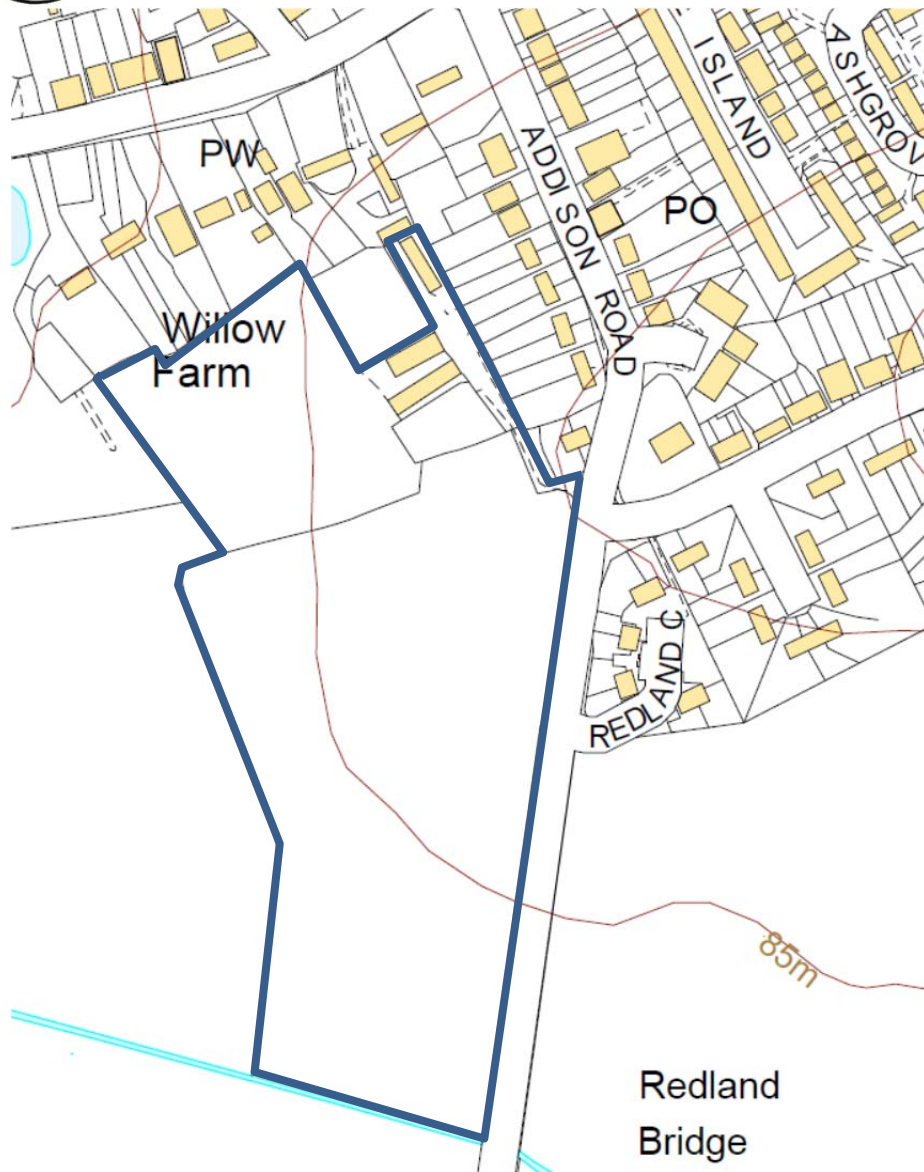
Factor		Notes
1	Rural character	The site is bounded on 1.5 sides by housing. Remaining 0.5 boundary is the road to Calvert. The other two sides are field boundaries.
2	Landscape setting	The site falls away from the village. Present views consist of arable countryside but will be changed by HS2 and E-W Rail to views of operational railways.
3	Land use	Pasture land used for horse and sheep grazing. Existing stables and vehicle workshop could designate part of site as brownfield land
4	Heritage	Properties to the NW include listed buildings which currently have views of stables and dilapidated structures.
5	Core facilities	The site is conveniently located for a variety of the village's key services including shop, pub, takeaway, GP surgery. Proposed policy includes provision of a convenience retail on the site enhancing the site's facilities.
6	Community profile	The site is on one of the three main feed roads into and out of the village, leading to Aylesbury, Bicester and the M40. Good footpath connections to whole village.

Planning history

The site was identified in part for a rural exception scheme development which did not proceed. Optimis (development company) has been appointed by the site owners and they took part in the community engagement exhibition in November 2016 to hear the villagers' opinions of the site.

Neighbourhood Plan Team assessment

As a result of the questionnaire survey undertaken within the village this is clearly the preferred site for a single major development in the village. Whilst the village expressed preference for smaller scale developments it is considered appropriate that a development of this size should be encouraged provide that it includes improved facilities for the village (retail and/or GP surgery) and a higher proportion of affordable housing than required under AVDC policies.





SCD013 - North End Road

Site area 1.29 hectares

Current use – pasture

Subject of current planning application for 12 self-build houses

Factor		Notes
1	Rural character	The site is bounded on 2 sides by North End Road and is hidden from view by a hedge (partially removed now). The eastern side abuts the development site with existing planning approval and on the southern side against a property boundary
2	Landscape setting	Site is effectively hidden from most angles and will have no significance in the broader landscape setting when the adjacent site is developed
3	Land use	Pasture
4	Heritage	No known heritage factors
5	Core facilities	Edge of village with potential to have good connectivity to recreation ground via footpath network if integrated with adjacent development. If not integrated it is likely that the footpath provision along North End will be improved to allow safe walking to West Street and the village footpath network
6	Community profile	No significant profile

Planning history

There is a current application for 12 self-build houses. Application follows the successful application by Gladman for 60 units on the adjacent site.

Identified in the January 2017 HELAA as a site acceptable for development.

Neighbourhood Plan Team assessment

Considered a suitable site for development as it supports the village's preference indicated in the consultation for the development of smaller scale developments. No policy required for this site.



Policy SC3 – Residential development on current Co-op site

Site area

Current use – Retail

Development of site contingent on successful development of convenience store on Molly's Field site

Factor		Notes
1	Rural character	The site is in an area of the village developed in the 19th century. If the village ever had a true centre it would have been these houses around the junction of Chaloners Hill and West Street in Victorian times.
2	Landscape setting	The site is in a high profile position in the village on the main through route of the village. It has oblique views of the Recreation Ground
3	Land use	Retail
4	Heritage	The current building is in poor condition and has been significantly modified over time to adapt it to modern retail use. It is limited in its operation at the moment as a result of a 'ram raid' when the ATM was removed.
5	Core facilities	Well placed for school, recreation ground and easy access along West Street to other facilities.
6	Community profile	Current use as Co-op is highly significant as meeting point, purely as a result of the nature of the shop and its location. The impact on the community of moving the shop to Molly's Field needs careful consideration

Planning history

None identified

Neighbourhood Plan Team Assessment

The Team considers that the redevelopment of this site for residential use is appropriate. To maintain the focal position of this site as an integral part of the village it is proposed that the development should include a Community Hub facility. This would be a small unit providing a variety of functions including drop-in support, light refreshments and possibly a facility for the young people of the village.



Policy SC4 – Residential development on current GP Surgery site and adjacent open space

Site area

Current use – GP Surgery

Development of site contingent on successful development of convenience store on Molly's Field site

Factor		Notes
1	Rural character	The site is in an area of the village developed in the 19 th century. It relates closely to the Village Hall and the library across the road
2	Landscape setting	The site is in a high profile position in the village on the main through route of the village at the junction of Chaloners Hill and Vicarage Lane
3	Land use	Surgery
4	Heritage	The building is the old vicarage. It has preserved elements of its original Arts and Crafts architectural design and therefore forms part of the village's historic heritage
5	Core facilities	Well placed for all village amenities
6	Community profile	The presence of the GP surgery in the village is of prime importance to the village, confirmed in the village survey. It is a dispensing practice as there is no chemist in the village. This is the local practice for Calvert Green and is well supported and greatly valued by the village.

Planning history

No known planning history

Neighbourhood Plan Team Assessment

The public sentiment is in favour of keeping the building to maintain the nature of this area of the village as it complements the Village Hall in design style. The site's potential is limited due to its size and the need to retain the existing building.



Policies Map

