

STOKE HAMMOND NEIGHBOURHOOD PLAN

2023 - 2040

Submission Plan



1 © Cllr David Venn, 2023

PUBLISHED BY

Stoke Hammond Parish Council for examination under the
Neighbourhood Planning (General) Regulations 2012 (as
amended).

JULY 2024

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan.

2. THE NEIGHBOURHOOD AREA

This section summarises the key facts and features of the designated Neighbourhood Area, that is the Parish of Stoke Hammond including the village and its surrounding countryside.

3. PLANNING POLICY CONTEXT

This section identifies the key national planning policies and those of the local planning authority, Buckinghamshire Council, that relate to this area and have guided the preparation of the plan.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This section sets out a vision of the area in 2040 and the objectives of the plan. It then proposes the land use planning policies to achieve those objectives over the plan period, which are accompanied by some explanatory text. There are Policy Maps at the back of the document which show where area or site-specific policies will apply.

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It also proposes priorities for how the S106 contributions or Community Infrastructure Levy (CIL), if adopted, will be reinvested by the Parish Council in support of the plan objectives. Finally, it proposes how any issues that are outside the scope of land use planning (and therefore this Neighbourhood Plan) may be taken forward by the Parish Council.

FOREWORD

LIST OF POLICIES

1. INTRODUCTION & BACKGROUND	2
2. THE NEIGHBOURHOOD AREA	5
3. PLANNING POLICY CONTEXT	6
4. COMMUNITY VIEWS ON PLANNING ISSUES	8
5. OBJECTIVES & LAND USE POLICIES	11
6. IMPLEMENTATION	26
POLICIES MAPS & INSETS	28
APPENDICES	31
Appendix A – Design Code	31
Appendix B – Local Heritage Assets	31
Appendix C – Green Infrastructure Elements	39
Appendix D – Scoping Survey Report 2022	46
Appendix E – Summary Of Traffic Issues (Policy Sh8)	49
Appendix F – Narrative Around The Call For Sites Process	57
Appendix G – Housing Needs Assessment Summary December 2022	64

FOREWORD

Stoke Hammond is a beautiful Buckinghamshire village that has developed around 5 key farmhouses: Mount Pleasant, Tyrells, Grove, Moat and Bridge, the latter of which was once owned by Queen Victoria. It justifiably deserves its conservation status; it retains a fine community spirit and is a great place to live. The village is surrounded by working farmland and retains its rural charm whilst Milton Keynes is only seven miles away.

Newton Leys is a modern settlement within the far North of the Parish that has been growing during the last 10 years and now has 350 households representing approximately 40% of the parish.

The community is keen to retain the Parish heritage, however, recognises that nothing ever stays the same and there will inevitably be changes in society's needs and development pressures in the future. With a Neighbourhood Plan, our community will have the power to direct development using its own planning policies, working in conjunction with the Vale of Aylesbury Local plan and the emerging new Buckinghamshire Council Local plan as well as the National Planning Policy Framework.

Stoke Hammond's Neighbourhood Plan (the Plan) sets out a vision for the parish in 2040 that builds on and reflects the opinions and views of parish residents. The plan is designed to build on the Vale of Aylesbury Local Plan and emerging Buckinghamshire Local Plan, so that we may have greater influence on planning and consenting activities in the future. This document is a draft Neighbourhood Plan as defined in the Localism Act.

The aim of the plan is to retain and build on the historic parish's strengths as a rural and thriving village that supports the farming community within Buckinghamshire whilst meeting the needs of the new settlement in Newton Leys. We plan to meet housing, social, environmental and community needs while protecting the environment, improving green space, and conserving the character and fabric of the village for future generations.

The Parish Council greatly appreciates the contribution of those involved in the preparation of this plan and of the many residents who have engaged in the process.

Malcolm Newing

Chairman Stoke Hammond Parish Council

LIST OF POLICIES

POLICY SH1: SETTLEMENT BOUNDARIES	12
POLICY SH2: DESIGN CODE	14
POLICY SH3: LOCAL HERITAGE ASSETS	15
POLICY SH4: GREEN INFRASTRUCTURE	16
POLICY SH5: SUSTAINABLE TRAVEL	17
POLICY SH6: HOUSING MIX	18
POLICY SH7: PASSIVHAUS	18
POLICY SH8: TRAFFIC MANAGEMENT	20
POLICY SH9: SITE ALLOCATIONS	21
POLICY SH10: COMMUNITY ASSETS	24

1. INTRODUCTION & BACKGROUND

1.1. Stoke Hammond Parish Council has produced this Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council, on 28 September 2021. The area coincides with the Parish boundary (see Plan A on page 4). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

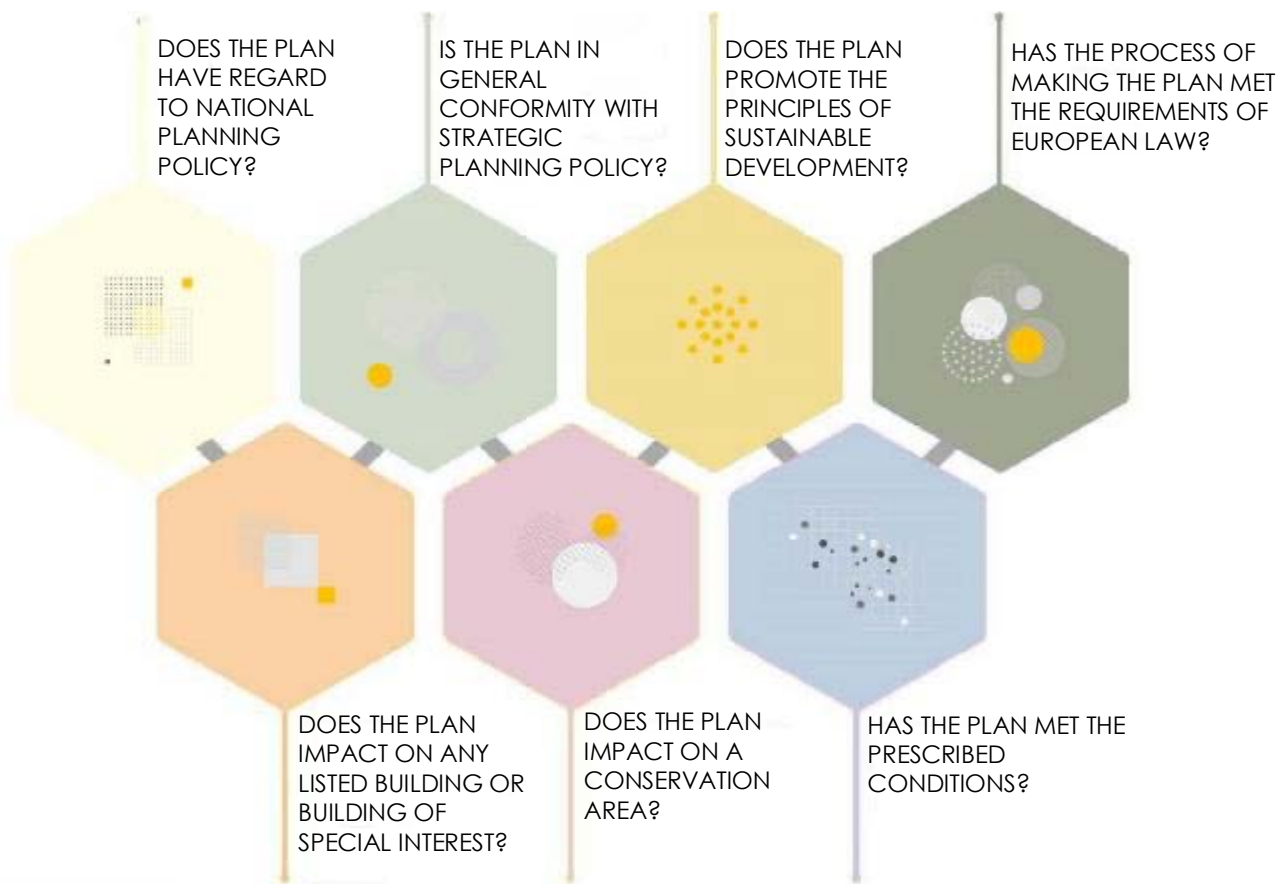
1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2040. The Plan will form part of the development plan for the Parish, alongside the adopted Vale of Aylesbury Local Plan (VALP), which will eventually be replaced by the emerging Local Plan.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Councils statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 1 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area.

THE PRE-SUBMISSION PLAN

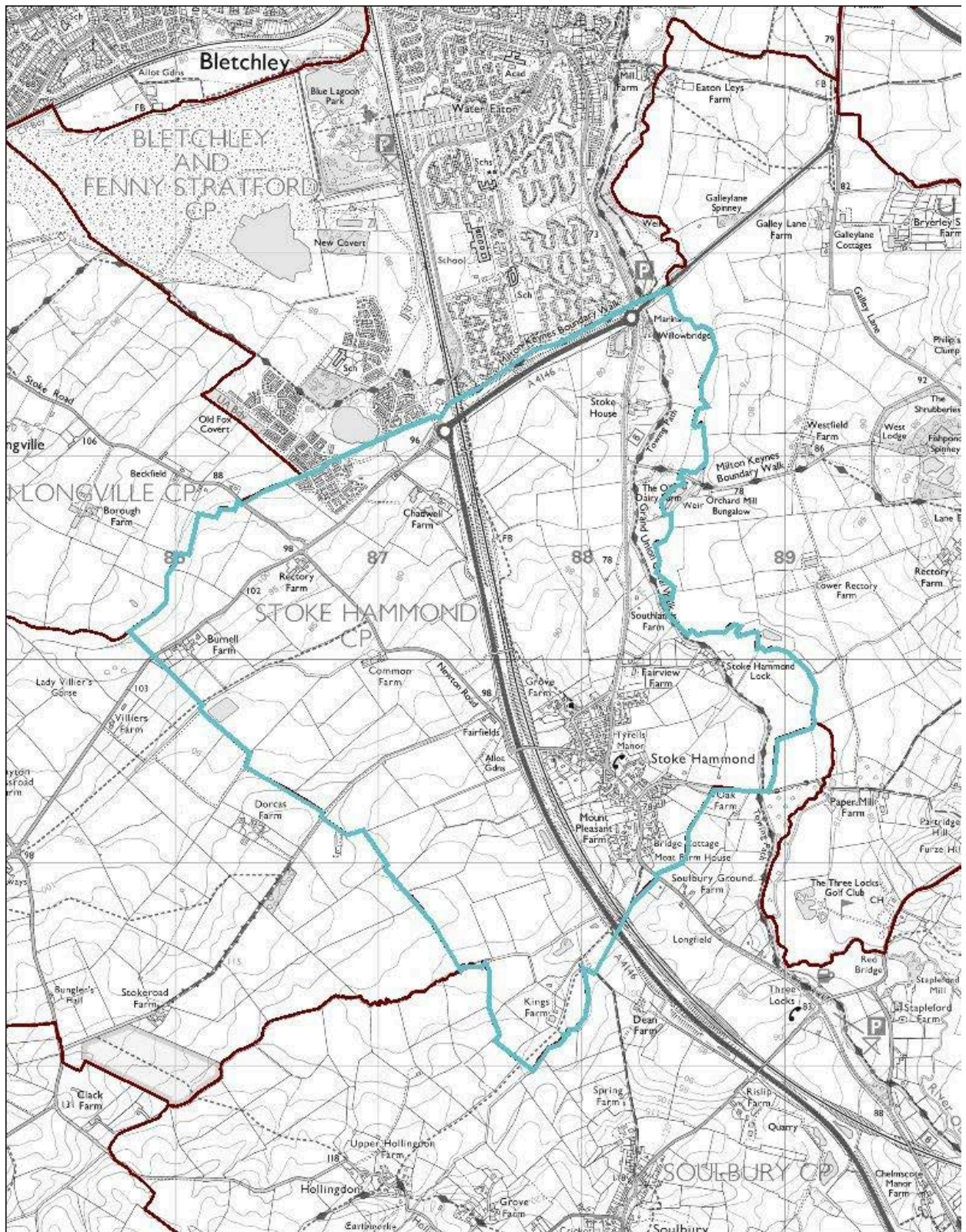
1.5. A draft 'Pre-Submission' version of the Plan was published by the Parish Council for a statutory consultation exercise from December 2023 to March 2024 in accordance with Regulation 14 of the Regulations. The Parish Council has reviewed the comments made by statutory bodies, the local communities and land interests and it has made some modifications to form this final version for examination. Although material, the modifications have been modest or minor and have not required the Parish Council to consult again before submission.



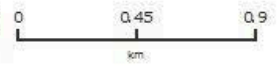
STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.6. Buckinghamshire Council confirmed in its screening opinion of November 2022 that the Plan would require a Strategic Environmental Assessment (SEA) as per the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The councils have proceeded to meet that obligation to enable them to assess its environmental effects. A draft SEA report was consulted on with the Pre-Submission Plan and a final version of the report is published separately for the examination.

1.7. The Neighbourhood Area does not contain a European Site for nature conservation and the nearest designated European Site is Chilterns Beechwoods SAC (Special Area of Conservation), some 10 miles (16 km.) from the Plan area. There is one SSSI adjacent to the South-west boundary of the designated area (Poker's Pond Meadow SSSI), which is not considered to be adversely affected by the Plan. Buckinghamshire Council has also screened the Plan for the purposes of complying with the Conservation of Habitats and Species Regulations 2017 (as amended) and has confirmed that the Plan is unlikely to have an impact on the integrity of a European Site.



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Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 The Parish of Stoke Hammond is located in Buckinghamshire. The Stoke Hammond village lies approximately 5km north of Leighton Buzzard and 8km south of central Milton Keynes. The Parish is served by existing small-scale service outlets which include a village shop, a public house, a sports club and a post office.

2.2 The Parish extends over 633ha and has a population of approximately 2100 (2021 Census). The majority of the population, 1200 people, live in Stoke Hammond village and a smaller population of 900 live in the newly developed housing adjoining Newton Leys. A feature of the parish is the Grand Union Canal and the many houseboats that reside, some permanently, alongside the canal banks and which includes the Willowbridge Marina. In addition, the Stoke Hammond Lock has Grade 2 inhabited listed buildings that add much to the inland waterway scenery. Dotted around the Parish are small farm developments such as Stoke Farm which importantly blend in as part of the rural landscape.

2.3 Stoke Hammond was first documented in the Domesday book in 1086, where it recorded a population of 22 households. Due to its good water supply, it was inhabited prior to that by the Saxons who built a church, part of which can still be seen.

2.4 There are 15 Listed Buildings in the parish, including 1 Grade II* Listed Building 'St Luke's Church', which primarily is of fourteenth and fifteenth century origin, and 14 Grade II Listed Buildings. The northwest of the village and developed areas and open space to the south was designated as Stoke Hammond Conservation Area in 1991.

2.5 Older development in the village is concentrated around Church Road, and the junctions of Newton Road and Fenny Road. These areas are characterised by hedgerow enclosure and, in parts, brick walling. Portions of the village consist of more modern development, for example, in areas along Tyrells Road, Bragenham Side, Old Bell Close and Appleacres. There has been significant new development in the last 20 years with infill sites such as Mount Pleasant, Phoebes Orchard, Meadowside and Bridge Farm Close.

2.6 The eastern parish boundary is defined by the River Ouzel, adjacent to the Grand Union Canal. A few smaller brooks run from the River Ouzel through the village. A Public Rights of Way footpath follows the Grand Union Canal and is a popular walk and cycling route.

2.7 A small number of areas across the parish are classified as priority habitat, most notably deciduous woodland, and traditional orchard. The streams, the wooded areas and the many hedgerows in the parish provide connectivity for local wildlife.

2.8 The Eastern border is alongside an Area of Attractive Landscape (AAL) sloping up to the village of Great Brickhill.

3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the former Vale of Aylesbury District in the county of Buckinghamshire. It also borders the town of Bletchley in Milton Keynes City, in which the majority of Newton Leys lies.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The latest version was published in December 2023. In addition, the Planning Practice Guidance contains interpretation of national policy and therefore also sets a direction for the Plan to follow. This is explained further in the Basic Conditions Statement published separately.

STRATEGIC PLANNING POLICY

3.3 The Neighbourhood Plan must be in general conformity with the strategic policies of Buckinghamshire. The development plan primarily comprises the Vale of Aylesbury Local Plan (VALP) adopted in September 2021. It contains a series of strategic and non-strategic policies that have helped shape the policies of this Plan. Buckinghamshire Council has begun to prepare its first Local Plan covering the whole of the county but it has not proceeded far enough for its reasoning and evidence to inform the Plan. Again, an explanation of how the Plan has responded to the VALP is included in the Basic Conditions Statement.

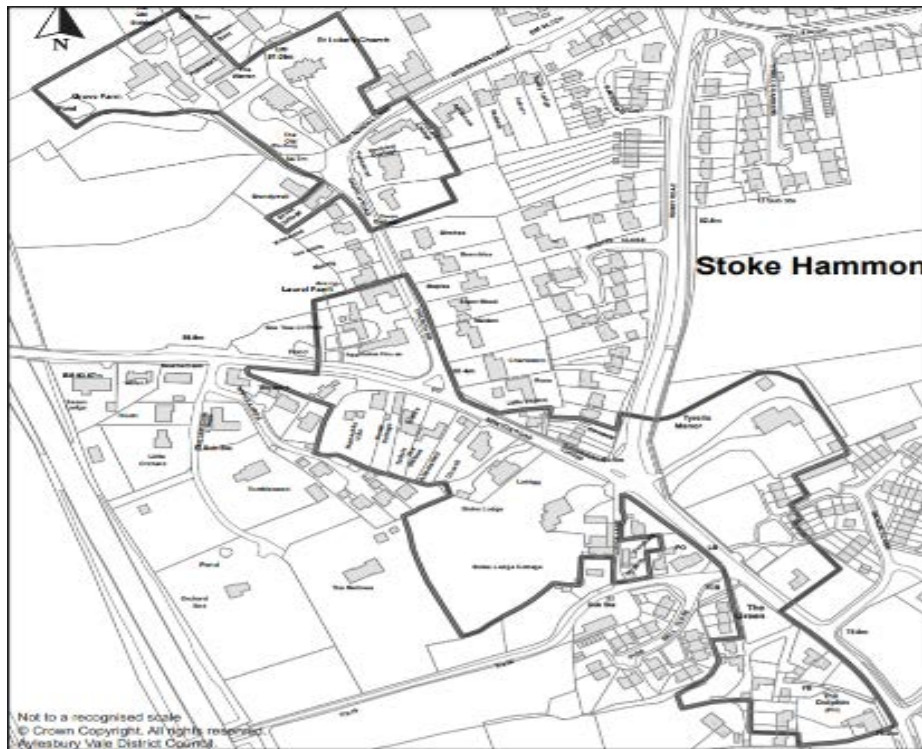
OTHER PLANNING POLICY

3.4 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in the preparation of this Neighbourhood Plan. There are no made neighbourhood plans in the vicinity, but adjacent parishes of Newton Longville, Drayton Parslow, and Bletchley & Fenny Stratford, are also in the process of preparing Plans. It is understood that the emerging Bletchley & Fenny Stratford Neighbourhood Plan will seek to integrate the provisions of this Plan for Newton Leys South with its policy framework for the remainder of Newton Leys.

STOKE HAMMOND CONSERVATION AREA

3.5 As set out in Section 2, the Conservation Area was designated in October 1991 (see Plan B below). Conservation Areas were introduced by the Civic Amenities Act of 1967, to protect areas of special interest as opposed to individual buildings. Since 1967 some 8,000 conservation areas have been designated in England. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

3.6 The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character.



Plan B: Conservation Area

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 A variety of feedback has been sought from local parishioners both before and during the Neighbourhood Plan (The Plan) activity. Regular updates were shared through the Stoke Hammond and Newton Leys News bimonthly magazine, Community Facebook pages and various in-person and virtual meetings for all parishioners or specific interest groups.

4.2 The outcome provided a clear direction to the Parish Council that parishioners want a Stoke Hammond-specific input to the planning process across the Parish and that, whilst acknowledging future development is inevitable between now and 2040, they desire a comparable improvement in the recreational and sporting facilities available to parishioners.

4.3 Prior to the development of the Neighbourhood Plan, the Parish Council purchased land adjacent to the local community centre and sports field, and a consultation at that time provided a clear steer that the community desired a new village hall. Greater detail can be found at https://www.stokehammondpc.com/uploads/3/0/9/2/30928497/bragenham_side_final_n_of_booklet_draft_v3.pdf in the 'Bragenham Side' briefing document sent out to all parishioners in 2018.

4.4 In August 2021 feedback captured at the 'Have Your Say' tent at the village show provided consistent support to produce a Neighbourhood Plan. An initial consultation scoping survey in December/January 2022 (Appendix D) added much greater detail and this led to the vision for The Plan and the framing of its objectives.

4.5 A local call for sites exercise (narrative of the details process at Appendix E) started in September 2022 with letters sent to 36 local landowners on the immediate boundaries of Stoke Hammond Village and Newton Leys South Community. This list was reduced by negative responses and nil responses after a second letter was sent requesting information again in December 2022. We were left with 8 sites, and these were presented to the community at a 2-day event in the Community Centre on the 24/25th March 2023 along with the draft policies produced by steering committee working groups. Parishioners were asked to prioritise the sites, to comment on the policies, to once again prioritise use of the Bragenham site field, and finally to record their overall satisfaction with the draft policies and the work of the steering group. Over 100 people attended the consultation event and provided a 97% satisfaction with the work to date.

4.6 On May 7th an evening session with the same material on display was held at the Newton Leys Community Centre. Site 3 is in Newton Leys and a specific question was asked on the proposal received from the owners on this site. The response from the parishioners was to support development but with a much greater mix of green space/sports facilities than proposed.

4.7 During August 2023 a further questionnaire was issued to parishioners specifically focussing on road traffic impacts. The output of this is reflected in the SH8 Traffic Management Policy. Meetings were also held with all the key groups in the Parish. The Sports Club, Community Association, Church, Scouts, Gardening Club and SH Youth Football Club to understand their strategic needs in terms of additional sports and recreational facilities.

4.8 The statutory consultation exercise in December 2023 to March 2024 generated some comments from the local community, which are summarised in the separate Consultation Statement.



Village Show September 2021

List of Consultation Opportunities

1. Bragenham Side Survey 2018
2. Bragenham Side Zoom Calls
3. Village Show September 2021
4. Scoping Questionnaire Dec 2021
5. Scoping Questionnaire Zoom Calls Jan 2023
6. Key Group Meetings April 2022, various 2023
7. Community Centre Exhibition March 2023
8. Newton Leys Exhibition May 2023
9. Transport Questionnaire Aug 2023



Community Centre Exhibition March 2023





[Door to Door Leaflet Drop 2023](#)

[Newton Leys Exhibition May 2023](#)

OBJECTIVES

To create energy efficient homes and mitigate climate change

Ensure high quality design & construction in both residential & commercial developments

To preserve & enhance the character of the Stoke Hammond Conservation Area

To protect & enhance the biodiversity of our area, our local wildlife & its habitat & our trees

To enhance & protect existing Green Infrastructure Assets for the benefit of the community

Encourage walking & cycling in the neighbourhood plan area & to better manage the harmful effects of traffic & parking

To provide homes of the size and tenure suited to the need of the Parish population

Encourage ecologically sound development that minimises the environmental footprint of development proposals

Enhance existing Community Facilities for sport and leisure in recognition of the growth in parishioners since 2011

5.1 The purpose of these policies is both to encourage planning applications for proposals that the local community would like to support, and to discourage applications for development that the community does not consider represent sustainable development in the Parish.

5.2 The planning framework for the Parish will continue to be judged using national and local policies in addition to the policies of the Neighbourhood Plan, which are set out below. Each policy is numbered and titled, and it is shown in bold for ease of reference. Where necessary, the area to which it will apply is shown on the Policies Map and Insets at the end of the document. After each policy is supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

POLICY SH1: SETTLEMENT BOUNDARIES

The Neighbourhood Plan defines Settlement Boundaries for Stoke Hammond Village and for Newton Leys South, as shown on the Policies Map.

Proposals for development within a Settlement Boundary will be supported in principle unless the land is designated a Local Green Space. Development proposals will be supported outside a Settlement Boundary, provided the use is essential or appropriate to a countryside location.

5.3 This policy defines on the Policies Map the built up area of the two settlements in the Parish – Stoke Hammond village itself and the southern half of the new village at Newton Leys – to ensure applicants, the local community and Buckinghamshire Council are all clear on when settlement or countryside policies should apply to development proposals.

5.4 Proposals for development inside a defined boundary should accord with the relevant Local Plan policies and definitions on design for example as relevant to their nature, scale and location. Proposals outside the boundary should only be permitted if they require or are suited to a countryside location, notably agriculture, horticulture, sports and recreation, but not housing unless they meet the tests of the NPPF in respect of 'isolated homes'.

5.5 The Settlement Boundary was defined in conformity with VALP Policy D3's definition of the settlement boundary:

"The existing developed footprint is defined as the continuous built form of the settlement, and generally excludes remote individual buildings and groups of dispersed buildings. The exclusion covers former agricultural barns that have been converted, agricultural buildings (but does not preclude permitted development for converting agricultural buildings to residential – Town and Country Planning (General Permitted Development) (England) Order 2015 as amended – Class Q) and associated land on the edge of the settlement and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement."

POLICY SH2: DESIGN CODE

Development proposals will be supported provided they have full regard to the Stoke Hammond Design Code, set out in Appendix A, as relevant to their location, scale and nature and provided that the following general design principles are met:

- New buildings and extensions should be an asset to the street scene in terms of the complementing the materials used on buildings nearby and their position within the plot and building line.
- Buildings should be a maximum of two storeys within the Stoke Hammond Settlement Boundary and a mix of two and three storeys within the Newton Leys Settlement Boundary, where three storey buildings are used at prominent locations in the streetscene to enhance the quality and legibility of the scheme.
- Views of the five original and surviving village farmsteads at Grove, Tyrells, Moat, Bridge, and Mount Pleasant from public vantage points within the village and from the surrounding countryside should not be obstructed.
- The design and layout of new schemes should screen air source heat pumps, bin storage, gas bottles, and oil tanks from the highway and other public vantage points.
- New and innovative architectural design will be encouraged within the settlement boundaries provided the essential requirements of the Design Code are met.

5.6 This policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining Local Plan Policy BE2 'Design of new development' to provide a compendium of design guidance in the form of a Code that covers all the Settlement, including the designated Conservation Area.

5.7 The Code has brought together in one place a range of guidance published by the former Aylesbury Vale District and Buckinghamshire Councils since 2007 but only some of which has been adopted as supplementary planning guidance for development management purposes. Applicants will be expected to have acknowledged, understood and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made, for example, because a scheme meets the Zero Carbon provisions of Policy SH7 requiring a design solution that cannot fully comply with the Code.

POLICY SH3: LOCAL HERITAGE ASSETS

The Neighbourhood Plan identifies Local Heritage Assets, as shown on the Policies Map and listed in Appendix B, by way of their local architectural and historic value.

Development proposals that may affect the significance of a Local Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified.

5.8 The policy identifies a number of ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying Local Plan Policy BE1 'Heritage Assets' and the provisions of the NPPF. The owners of the heritage assets properties have already been notified of the proposed inclusion on this list and their responses have been considered in the Consultation Statement.

5.9 The assets have been identified from several sources and have been evaluated against the criteria advocated by Historic England in its 2019 guidance note. A description of the value of each asset is provided in the Appendix B list along with the source. Buckinghamshire Council has its own Local Heritage List project, which shares the same aims of this policy. Given both have used the same evaluation criteria, it is expected that the assets identified in this policy will be added to Buckinghamshire list in due course.

POLICY SH4: GREEN INFRASTRUCTURE

The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting sustainable movement and ecological connectivity through the village and surrounding countryside and for mitigating climate change. The Network comprises a variety of open spaces, local green spaces, woodlands, trees, ponds, assets of biodiversity value, footpaths, bridleways and cycleways.

Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance its visual characteristics and biodiversity; and to ensure their landscape schemes, layouts, public open space provision and other amenity requirements (such as pedestrian and cycle connections) contribute to improving the connectivity and maintenance of the Network.

The land at Mount Pleasant Green is designated as a Local Green Space, as shown on the Policies Map. Proposals for inappropriate development will only be supported in very special circumstances.

5.10 The policy identifies and designates a network of Green Infrastructure assets the full extent of which is also shown on the Policies Map. It illustrates how extensive and well connected they are to function as effective habitat corridors when combined with private gardens (which do not form part of the identified network).

5.11 It requires applicants to acknowledge, understand and respond to the presence of this network in the design of their proposals if they lie within or adjoining the network. The location of new buildings within a plot, and the accompanying landscape scheme, offers proposals the opportunity to enhance the functionality of the network, or at the very least to avoid any harm.

5.12 Parts of the network are particularly special and prominent, and these are described in Appendix C. Of those, the Mount Pleasant Green is proposed to be designated as a Local Green Space of value to the local community. This is an integral part of the entrance to the southern end of the village. In addition, the areas north of the Leighton Buzzard Road have seen significant development in recent years with minimal provision of green space or recreational facilities for young children. Families must cross the main road to get to the original village play area at the bottom of Bragenham Side. In recognition of this situation the North Area planning Committee refused an application in March 2024 to further extend the Brook Farm development which again included no green space provision. The Mount Pleasant Green is the only significant play space north of the Leighton Buzzard Road. It was originally provided in

1990 as a recreational area for the Mount Pleasant development and was used as such by many young children within the village for over 25 years. In October 2023 an application to have the green formally registered as a Village Green was refused on a technicality, but the Inspector's report accepted that in all other respects the application passed the test for registration as a Village Green. With that in mind, proposals that may otherwise be deemed as generally 'appropriate' by the NPPF will not be supported in this instance, e.g. infill housing or affordable-only housing schemes.

POLICY SH5: SUSTAINABLE TRAVEL

There is an effective network of footpaths, cycleways and bridleways in the Parish, as shown on the Policies Map, to support active travel. Development proposals on land that lies within or adjacent to the network should sustain, and where practicable, enhance its functionality by virtue of their layout and means of access and landscape treatment. Proposals that will harm the functioning or connectivity of the network will not be supported.

Development proposals will, where relevant to their location, retain or improve existing pedestrian and cycle access routes that either pass through or adjoin the site. They will make an appropriate financial contribution towards projects in the Parish aimed at improving or creating pedestrian and cycling routes and facilities, including contributions to establishing safe wheelchair access throughout the village, and improvement or enhancement of Rights of Way footpaths.

5.13 The policy maps a network of footpaths, cycleways and bridleways through the Parish to its boundaries where many routes continue to connect the Parish with the countryside and its neighbouring settlements. Newton Leys South has good provision of cycle paths around the wider estate (all outside the Stoke Hammond Parish area, and a connection to the Milton Keynes redway network is under construction). Stoke Hammond has a couple of bridleways that can be used for cycling together with Bragenham Side. The tow paths by the canal are quite narrow although there is a National Cycling route along the canal. Stoke Hammond and Newton Leys South would both benefit from further development of cycle and pedestrian paths.

5.14 The aim of this policy is to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity, in line with Local Plan Policy T7 'Footpaths and cycle routes'. It is worth noting that with the onset of the bypass no work has taken place to improve the routes through the village for cyclists and this is a long term aim.

POLICY SH6: HOUSING MIX

Although all proposals for major housing development should contribute to providing a range of housing types and tenures:

- **At least 50% of the new homes should be of a 2 or 3 bedroom type; and**
- **At least 25% of the new homes should be designed to be appropriate for occupation by elderly persons by meeting 'Lifetime Home' standards or subsequent appropriate standards.**

5.15 The policy has been informed by feedback from the local community, a Housing Needs Assessment (HNA) carried out by AECOM and the 2021 census. The HNA Management summary can be found at Appendix G and the full report is on the Neighbourhood Plan section of the Stoke Hammond Parish Council Website.

POLICY SH7: BUILDING ENERGY PERFORMANCE

All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted in respect of their energy performance by way of submitting to the local planning authority a Post Occupancy Evaluation Report as a condition of the planning permission. The condition will be discharged when it can be demonstrated the predicted level of performance has been met for each building.

Proposals for the construction of new buildings to a certified Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year will be supported and will be exempted from this policy.

5.16 This policy is intended to deliver an improvement in the energy performance of all new developments in the Parish. One of the most important planning policy measures that can be taken to tackle climate change is in ensuring new and refurbished buildings are designed to be 'zero carbon ready' now, so they do not have to be expensively retrofit in only a few years' time (at an estimated cost per dwelling of between £15K/£25K). There is a growing evidence base that too many new buildings do not perform as well as predicted at design stage and therefore as committed to in the planning application. The research shows that the actual energy consumption in buildings once occupied will usually be twice as high as predicted. This passes on

expensive running and retrofitting costs to future occupants and undermines local carbon reduction targets.

5.17 The development management process commonly conditions planning permissions so that matters of design, landscaping and construction, to name but a few, can be shown to have been addressed per the permission in the completed scheme and the conditions discharged. The requirement for a developer to produce and submit a Post Occupancy Evaluation report within a period to be agreed with the local planning authority is not therefore considered as onerous and is considered by the local community to be more important than some other planning conditions. Simply, the report should record the predicted and actual metered energy performance for each new and refurbished building in the scheme. The condition will be discharged when the report shows there is no deficiency, which has been validated by a relevant qualified person.

5.18 The policy expressly encourages, but does not require, the use of the Passivhaus or equivalent standard of zero carbon building design and energy performance and an interim policy incentive until national standards are introduced. As such standards comprise independent certification, schemes using them do not require separate post occupancy evaluation and are therefore exempt from the policy.

POLICY SH8: TRAFFIC MANAGEMENT & RESIDENTIAL PARKING

Development proposals will be supported, provided that where appropriate to their location, they implement or finance the delivery of measures to mitigate any harmful effects of traffic volumes and speed through the Parish.

Proposals to extend the number of bedrooms in a property (to house more people) must include a net increase in the number of parking spaces in line with VALP Policy T6 Parking Standards.

Where garage spaces are counted towards the total parking space requirement, use of the garage for vehicular parking in perpetuity should be secured by planning condition.

Car parking spaces must use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene. The use of tandem parking arrangements will only be supported where this is already a common feature of the local area.

5.19 The Parish of Stoke Hammond consists of two main residential settlements: the village of Stoke Hammond itself, as well as a few outlying more rural properties, and the relatively new development of Newton Leys South to the northern boundary. The latter is part of a much larger estate known as Newton Leys, the majority of which is served by Bletchley & Fenny Stratford Town Council. The strategies for traffic management are very different for each community.

5.20 This policy seeks to improve traffic management through the village and to manage vehicular parking arrangements so that housing schemes especially are able to accommodate the level of local car ownership and usage. More detail on these issues is provided in Appendix E of the Plan.

POLICY SH9: SITE ALLOCATIONS

The Neighbourhood Plan allocates land for housing development on five sites, as shown on the Policies Map. Proposals for development will be supported where they accord with the following site-specific requirements:

NP01 LAND AT NEWTON LEYS SOUTH

- The delivery on a developable area of approximately 3 Ha of the site of 80 - 90 dwellings of a mix of dwelling types to meet the needs of local people, to include a majority of smaller two-storey, two and three bedroom homes
- The provision of a minimum of 2.1 Ha of land on that part of the site closest to the adjoining allotments and public right of way to be transferred to an appropriate public body to deliver a new recreational area and community facility to serve the residents of Newton Leys South
- The delivery of an attenuation basin, structural landscaping and amenity greenspace on the remaining non-developable area of the site
- A layout and landscape strategy that reflects the prominence of the site in the wider landscape and seeks to manage the transition from urban to rural especially in views of the site edges from the south and west
- A layout and pedestrian access that allow for walking through the site to the open space at Dickens Lane and Lerner Close and to the allotments off Martinique Meadows to enable the integration of the scheme with the rest of Newton Leys South
- The creation of a new vehicular access to Stoke Road with measures to calm traffic on that road in proximity to the access

NP02 LAND NORTH OF HARRUP CLOSE

- A pair of two-storey, two and three bedroomed semi-detached houses with off road parking facilities
- The location of the scheme must avoid any harmful impact on the setting of the listed building Stoke Lodge

NP03 LAND OF EAST OF FENNY

- Approx. nineteen dwellings comprising a mix of two-storey, two and three bedroomed semi-detached houses or a warden-controlled housing for elderly residents
- A layout, shape and size of plots, and a plot coverage that match the adjoining Fenny Road housing scheme

- A landscape scheme that reflects the sensitivity of the site's eastern boundary in the landscape and seeks to manage the transition from urban to rural by bolstering the existing mature tree and hedgerow boundary

NP04 LAND WEST OF THE COMMUNITY CENTRE

- Approx. nineteen dwellings comprising an open market scheme of approx. 11 two-storey, two and three bedroomed terraced and/or semi-detached houses and an almshouse-type affordable housing scheme of approx. 8 units
- The almshouse-type scheme will be deemed the affordable housing element of the overall site and must be operated as a charity for the benefit of qualifying residents of Stoke Hammond village
- The existing play facilities on the site must be re-provided of a similar type and in a suitable location elsewhere within or adjoining the Stoke Hammond Settlement Boundary prior to the first occupation of the schemes
- Additional outdoor space is provided on land to the rear of the adjoining community centre facility for its benefit, provided this can be achieved without undermining the viability or planning of the housing schemes
- A landscape scheme bolsters the established mature trees and vegetation along the site boundaries to avoid any harm to the appearance of the wider landscape character
- A sustainable drainage scheme manages the surface water effects of the schemes on the adjoining brook

NP05 LAND REAR OF ORCHARD END AND MEADOWSIDE

- Approx. twenty dwellings comprising a mix of two-storey, two and three bedroomed semi-detached houses or warden-controlled housing for elderly residents
- Any development proposal should be supported by a traffic survey to demonstrate the viability of the proposed access
- A layout, shape and size of plots, a plot coverage and a building and boundary material palette that match the adjoining Mellows housing scheme

5.21 This policy allocates land for approx. 60 new homes at Stoke Hammond village and 80 - 90 homes at Newton Leys South. The Parish Council has been given no indicative housing target by Buckinghamshire Council but wishes to maintain the currency of the plan-led system in a way that maintains the position of both settlements in the local hierarchy.

5.22 The sites have been chosen through a combination of the views of parishioners and of the strategic environmental assessment, the process for which is explained in Appendix F. The policy sets out the approx. number of new homes allocated on each site and the most important site-specific development and design principles that must form the basis of any subsequent planning application, alongside all the other relevant development plan policies, which it does not need to repeat.

POLICY SH10: COMMUNITY FACILITIES

Proposals that result in the loss of any of the following community facilities, as shown on the Policies Map will only be supported if it can be demonstrated that the use of the land and/or premises are no longer suitable to a community use or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location:

- 1. Church of St Luke**
- 2. Stoke Hammond Community Centre and Play Area**
- 3. Recreation Field and Sports Club**
- 4. Village Shop**
- 5. The Dolphin Public House**

Proposals to improve a community facility by way of physical improvements, extension or redevelopment will only be supported if it can be demonstrated that the benefits will enhance its community value and will not undermine the viability and usage of an existing facility.

5.23 The NPPF (and AVDC Local Plan) promotes healthy, inclusive communities where residents have opportunities to meet through safe and accessible environments.

5.24 Community facilities and services make a vital contribution to the social and economic life of the community, particularly in rural areas and are especially important for elderly and disabled people and for those who do not have easy access to private or public transport. A clear desire exists to improve and extend community facilities in line with the significant growth in parishioners over the past decade.

5.25 The Community Facilities identified in the policy have been identified through consultation as key to the Stoke Hammond community and should therefore be protected and where possible enhanced to continue their valuable function in the village. The policy will support development proposals that are intended to secure the continuation of facilities that are important to the local community. It is recognised that over time these community buildings and assets may require investment to update and/or increase the size of the facility to support new uses and new users.

5.26 The policy sets out to resist proposals that will lead to the loss of community buildings and land for which either there is a demonstrable existing local need or the land and/or buildings has the potential to remain a viable location for other community uses.

5.27 where redevelopment of an existing community facility is proposed the benefits referred to in part (b) of the policy should be an equivalent or better provision in quality or quantity of provision.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through Buckinghamshire Council consideration and determination of planning applications for development in the parish.

DEVELOPMENT MANAGEMENT

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

LOCAL INFRASTRUCTURE IMPROVEMENTS

6.3 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities.

6.4 The Council have been consulting with the main sports and recreational groups in the village as well as on several occasions since the purchase of the Bragenham Side Land, consulted with parishioners on what they want in terms of additional resources.

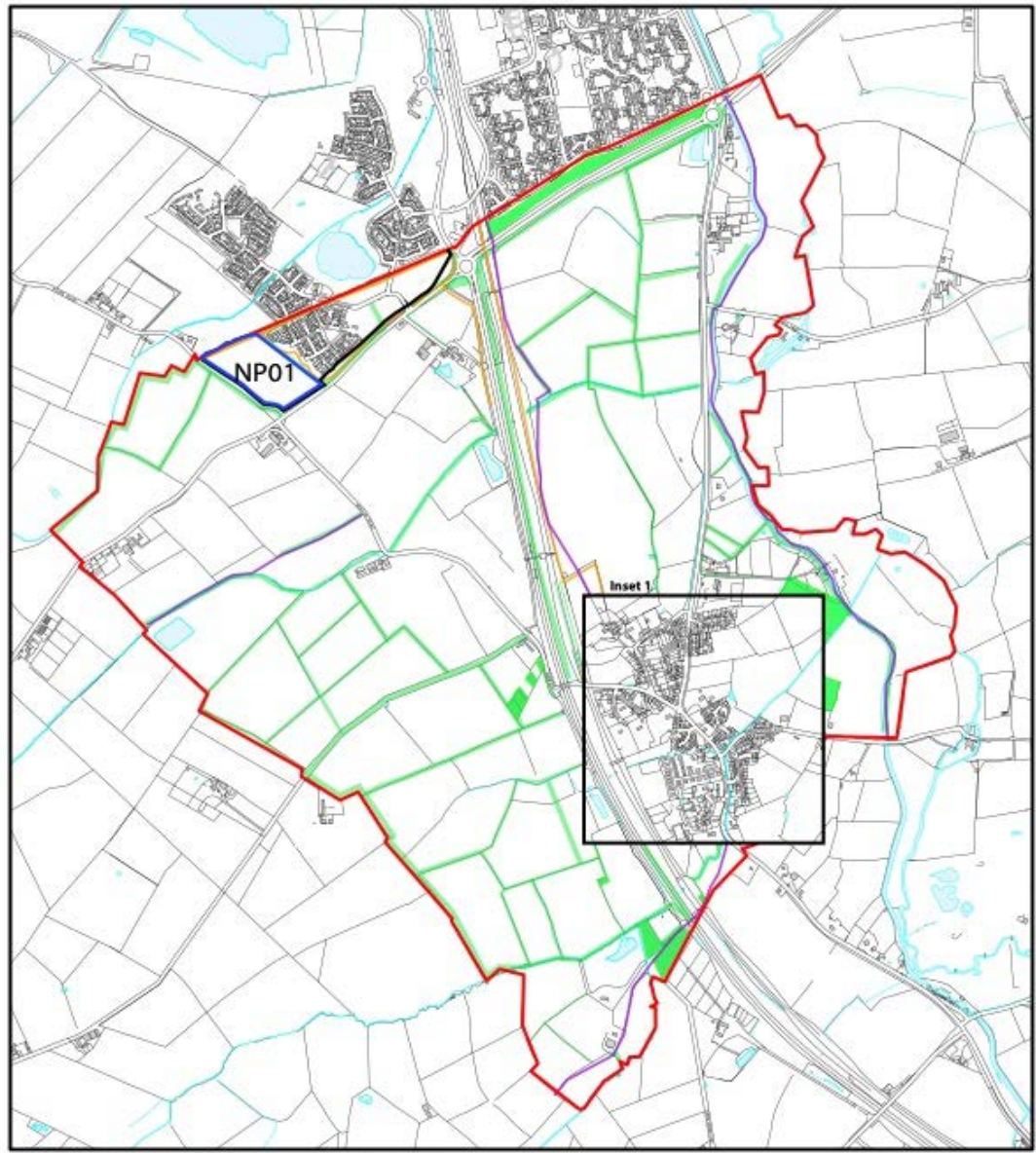
6.5 This feedback has been reviewed in the light of a growth in parishioners from 875 in 2011 to 2100 in 2021 with little or no change to community facilities. Feedback from Parishioners has consistently prioritised the provision of an enhanced accommodation for entertainment/ sports activities, increased playing space for sports with a second significant group wanting additional green space for other pastimes and biodiverse activity. It is a fact that the village has a youth football club that started 10 years ago and quickly outgrew the village and must hire facilities away from the Parish.

6.6 The Council have set up an S106 project with the objectives of:

- Purchasing more land to meet the community need driven by the growth in population.
- To investigate and prioritise the specific needs of the Community.
- To determine the best methods of delivering growth in sustainable accommodation for sporting and community activity leveraging any s106 monies with any grants or favourable funding available.

6.7 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

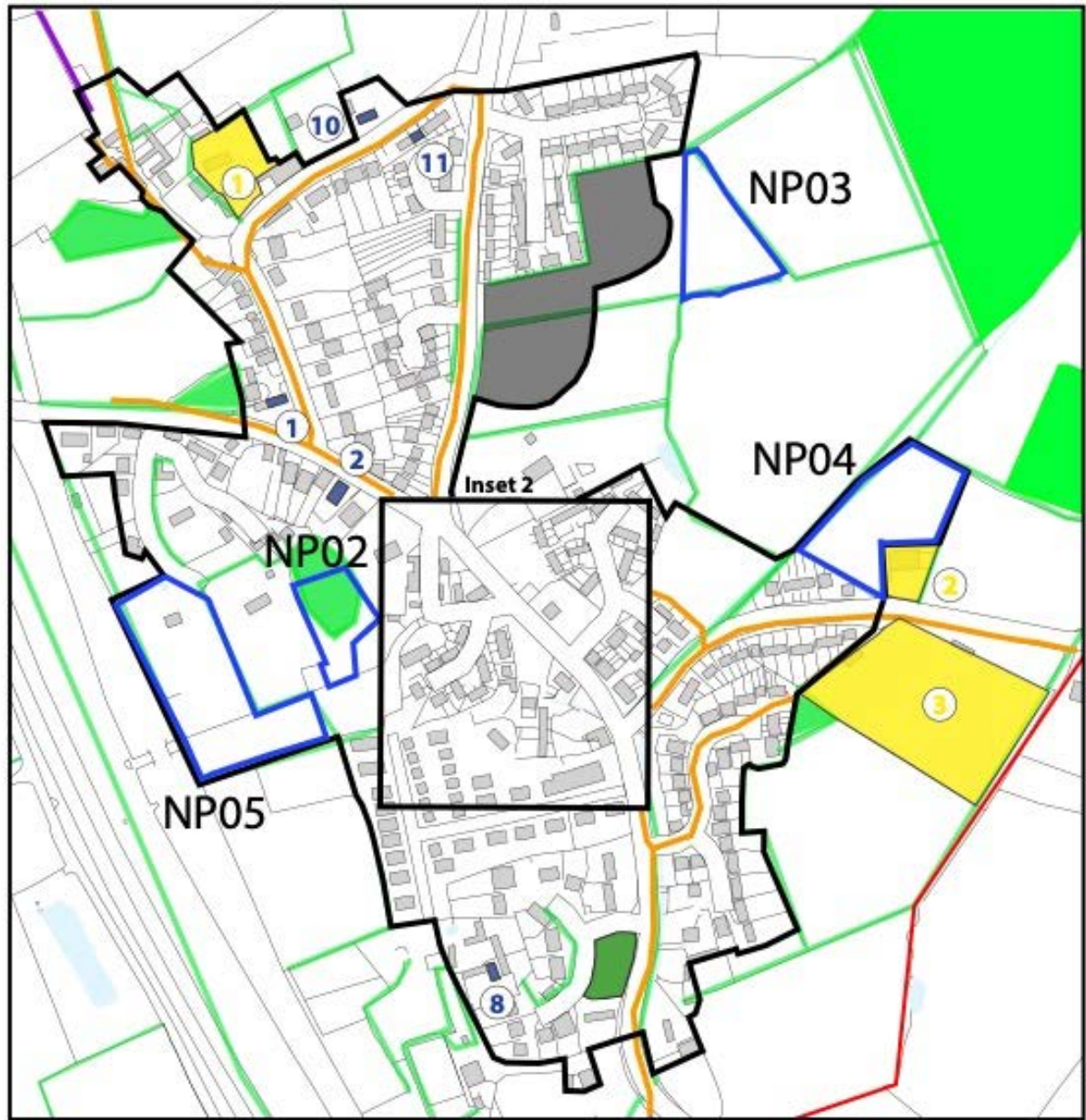
- Traffic calming along Leighton Road and Fenny Road
- Road Traffic enhancements at Newton Leys South entrance
- Improvements to sports and social facilities to match the growth in size of the parish
- Enhancement of existing infrastructure within the village to a higher standard
 - Bus stops
 - Cycle routes
 - Lighting
- Improving Medical and Dental facilities particularly for the elderly
- Review the capacity of the Wet Well at the south end of the lay by on Fenny Road



**Stoke Hammond Neighbourhood Plan
Policies Map - May 2024**

-  Designated Neighbourhood Area
-  SH1: Settlement Boundaries
-  SH4: Green Infrastructure Network
-  SH5: Public Rights of Way
-  SH5: Other footpaths and pavements
-  SH9: Site Allocations

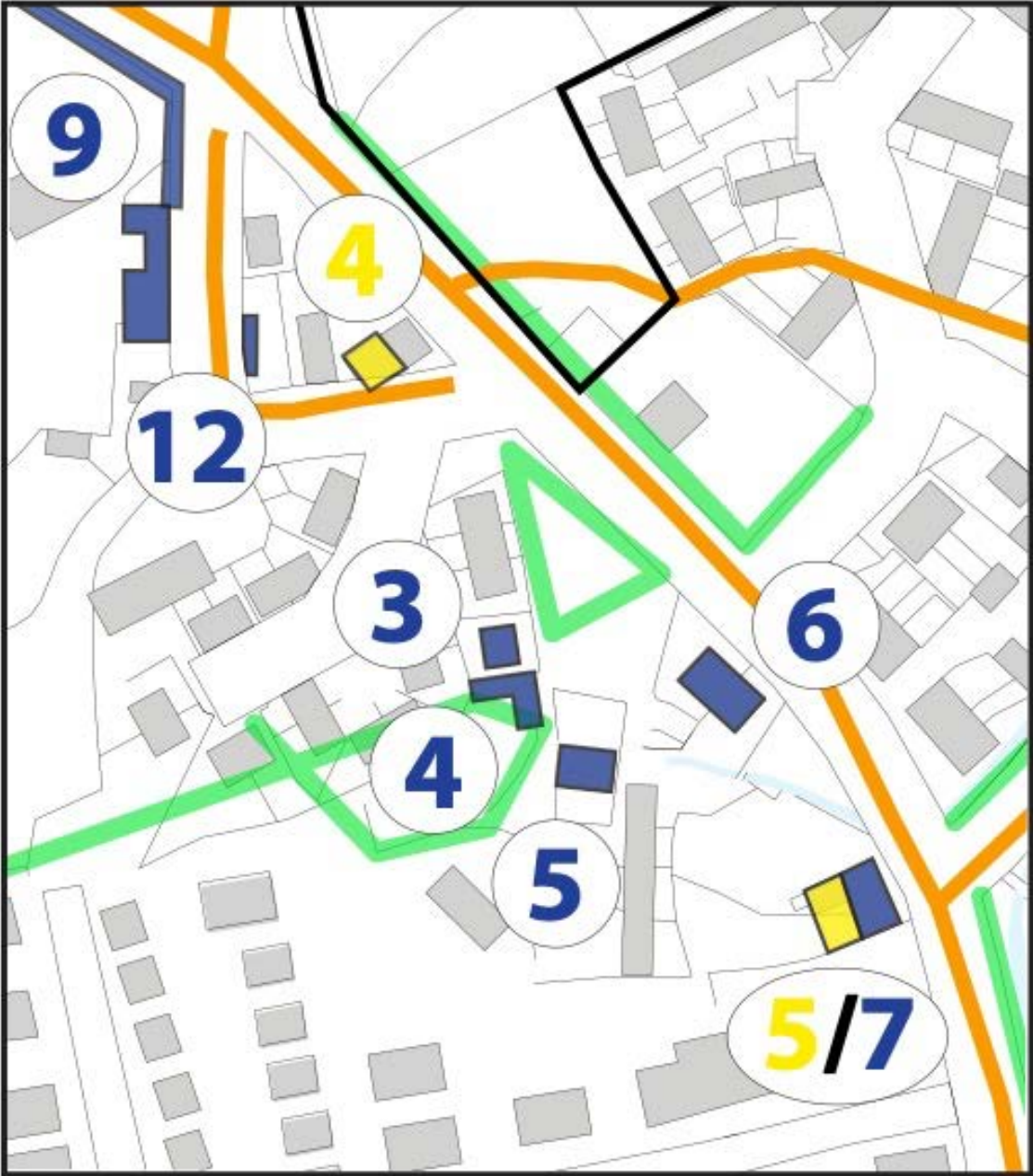
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**Stoke Hammond Neighbourhood Plan
Policies Map (Inset 1) - May 2024**

-  Designated Neighbourhood Area
-  Built-Out Area
-  SH1: Settlement Boundaries
-  SH3: Local Heritage Assets
- 1. Fountaine House (including rear boundary wall), Church Road
- 2. Wesleyan Chapel/Former Methodist Church, Newton Road
- 8. Mount Pleasant Farmhouse
- 10. Rosebank, Old School Lane
- 11. Former Village School, Old School Lane
-  SH4: Green Infrastructure Network
-  SH4: Local Green Space
-  SH5: Public Rights of Way
-  SH5: Other footpaths and pavements
-  SH9: Site Allocations
-  SH10: Community Assets
- 1. Church of St Luke
- 2. Stoke Hammond Community Centre and Play Area
- 3. Recreation Field and Sports Club

Stoke Hammond Neighbourhood Plan Policies Map (Inset 2) - May 2024



-  Designated Neighbourhood Area
-  SH1: Settlement Boundaries
-  SH3: Local Heritage Assets
 - 3.18 The Green
 - 4. 20 The Green
 - 5. Ivy Cottage, 26 The Green
 - 6. 36-38 Leighton Road
 - 7. The Dolphin Public House, Leighton Road
 - 9. Stoke Lodge Stable Block and boundary wall, Lodge Lane
 - 12. Fernbank, Lodge Lane
-  SH4: Green Infrastructure Network
-  SH5: Other footpaths and pavements
-  SH10: Community Assets
 - 4. Village Shop
 - 5. The Dolphin Public House

APPENDICES

APPENDIX A – DESIGN CODE

Published as separate document within the Evidence Base.

APPENDIX B – LOCAL HERITAGE ASSETS

1. **Fontaine House (including rear boundary wall), Church Road**

As the name suggests this house was one of the many in the village occupied by members of the Fontaine family. It is said to have been built in 1850. Bernard Fontaine lived in Stoke House, now the Lindens Care Home at the top of Stoke Road. Various family members lived in the key farmhouses during the last 300 years.



2. Wesleyan Chapel/Former Methodist Church, Newton Road

Built in 1927, was actively used by Parishioners until the latter half of the 20th Century. Is now a Plymouth Brethren Chapel.



3. 18 The Green

Formerly the Baptist church and then the village shop until the new one was opened in 1927 on the other side of the green and on the same day as the Methodist Chapel. The New Village shop remains on the new site up until today. The Old House also known as the White House.



4. 20 The Green

Rose Brook Cottage built in 1890 with a dated fascia stone.



5. Ivy Cottage, 26 The Green

Circa 1870 most of the original house remains intact and remains an important aspect of the Green along with 18 and 20.



6. 36-38 Leighton Road

Still looking very similar to when they were built - both said by the current resident to have been built in 1870. Typical of the cottages that existed along Leighton Road when the Mount Pleasant Farm was subject to enclosure in 1874.



7. The Dolphin Public House, Leighton Road

Originally two cottages dating 1695. In 1823 the cottages became a pub and a Blacksmiths and eventually joined to create the pub as it now looks. References exist in 19th Century Newspapers to Auctions and Inquests held in the Pub. Internally recently renovated to a high standard.



8. Mount Pleasant Farmhouse

House. Late C17-C18. Somehow overlooked for listing this house has the same history as Tyrells, Moat, Bridge and Grove. Its name changed in the 1990's when the Mount Pleasant development was built on land that had previously been ancient enclosures in 1774-75 shared by the key landowners in the village.



9. Stoke Lodge Stable Block and boundary wall, Lodge Lane

Built circa 1830 -1840 as stated as the Stables for the owner of Stoke Lodge. Both wings of the stables are now converted to cottages.



10. Rosebank, Old School Lane

Circa 1800, it was originally a small two up two down cottage and has been extended but the original cottage rooms remain and are used.



11. Former Village School, Old School Lane

The first school in village was in 1707 but this school dates 1869 - 1987. Many original features remain including a handsome studded oak door. Alongside this was the Old School House at one time joined with a door leading from one in to the other. The current owner states that both properties were custom built to be a school and Headmaster's house and the building took place circa 1869. There exists a copy of the 'register' listing the very first children to attend the school. The present owner believes that both buildings were converted into residential dwellings in the 70s.



12. Fernbank, Lodge Lane

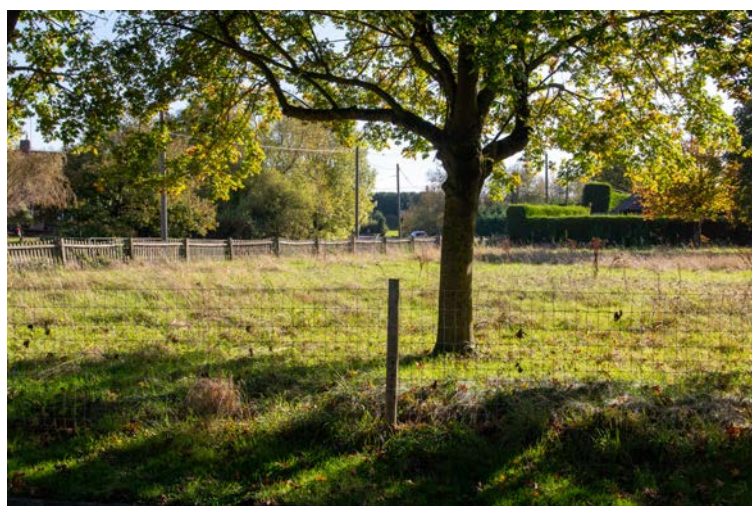
Built in the 19th Century and along with the stables an important part of historic Lodge Lane.



1. Mount Pleasant Green



Mount Pleasant Green as it should be



Mount Pleasant Green as it is



Mount Pleasant Green in use

2 Distinctive green swathe on East side of Leighton Road alongside the brook



2. Manor Close Green and the Green between Meadowbrook and Manor Close



Manor Close by the crossing



Manor Close Green

3. The Green, Leighton Road which plays a key role in defining the historic core of the village.



4. Sports Field, Bragenham Side



5. The wide verges alongside the houses in Bragenham Side



6. The Green verges at the North entrance to the village either side of Fenny Road



7. Old Pond site outside Church.



8. Old Quarry site beside the recreation ground Bragenham Side



9. Green between Dolphin and Clematis Cottage.



11. Wide verges outside Tyrells Manor



12. Bragenham Side Field



General

The purpose of the Scoping Survey is to provide a broad perspective on the Planning Issues in play within the Stoke Hammond Parish.

The Parish has approximately 800 residents in Stoke Hammond Village and surrounding areas and 500 residents in the new Newton Leys development.

There were 96 responses to the survey with single figures from Newton Leys. The following feedback is unlikely to be at all representative of the issues felt by Newton Leys Parishioners.

Priority Order of Issues for the Community

Looking purely at the numbers managing traffic impacts were of greatest concern, whilst protecting sensitive landscapes and enhancing community facilities were deemed very important to two-thirds of respondents.

Protecting Biodiversity, preserving heritage, protecting agriculture, and existing buildings maintaining their current feel was deemed very important by 50% of people.

The written comments add some additional clarity. About 40% were in favour of no further development, with 55% suggesting it should be within the village boundaries and 5% recommending building on the edge. Protecting the Villages key green spaces was also given a significant number of mentions.

With respect to Traffic, planning concerns were largely to do with access to new developments and the growing problems of parking within the new estates, on the main road and around the village shop. Very few comments were made with respect to resolving speeding but those that did were strongly in favour of traffic calming measures.

96% of people stated the network of footpaths were important to them, reflecting their significance in people's leisure activities. Over half of the respondents felt there was a need for additional footpaths and the written responses provided details of where these should be. A link to the 3 Locks Pub was particularly desired.

The numbers show that with respect to housing type desired two thirds favoured special housing for the elderly, first time buyers and 2/3-bedroom houses. There was negligible support for the introduction of flats.

Facilities Questions

The numbers showed a universal desire for the return of the Pub (98%). Two thirds favoured a kid's recreational area and a café. Over 50% felt there was a need for a pre-school/Junior School and a chemist.

The written responses relating to teenagers and seniors showed a desire for a meeting place/café specifically for seniors and a youth club facility plus extra sporting facilities for youngsters.

The specific questions relating to the Community Centre demonstrated 50% of people felt it wasn't fit for purpose. The majority of complaints quoting it was too small and that the growing playgroup made daytime use impossible. Similarly, the Sports Club was felt to be too small to provide the full range of sports facilities for the size of our current community.

The playground was largely deemed a good resource although there were some requests for improvements to accommodate older children.

The additional question with respect to the best use of Bragenham Side was largely split between 3 options. Firstly, to maintain as natural green space enabling walking (with and without dogs), picnics, nature activities possibly with an Orchard. The second option was for a multi service building/Community Centre/Village Hall that would be big enough to offer daytime use and a broader range of sports facilities. The third option was to utilize the field to expand outside sports activities such as Tennis and youth football. Other less significant ideas were to use the field as allotments and as parking to support the existing community infrastructure or new ones. Clearly many of these ideas are not mutually exclusive.

The overall out take on this section is that the existing facilities do not satisfy the community need and that there is scope to extend existing or build new facilities within the community.

Landscape and Heritage

The landscape and heritage questions largely supported the value people put on being part of a village. 88% of respondents thought it very important to protect the local landscape from harmful development and 82% thought it very important to protect local gaps between the parish and surrounding urban areas. On balance landscape was deemed more important than buildings and biodiversity with 58% saying the former was very important and 55% the latter.

In particular the value of village walks was raised in writing by over half the respondents. The Church, Church Road and Old School Lane all received significant mentions and the views across the Brickhills, the Canal as well as those from the church received the most comments.

Potential Development Sites

Only 16% of respondents actually mentioned a potential development site and only 4 areas got more than one mention. These were Bragenaham Side, Community Centre and land, the field adjacent to the sports field (not Bragenham Side) and land by the Church where the old buildings exist.

Demographics

Only 57% of respondents added the postcode so its difficult to be precise how representative this is of the whole village geographically.

The age distribution of respondents was

18 – 24 4% 25 – 44 13%

80+

Malcolm Newing 6th March 2022

Access

The village of Stoke Hammond has 3 entrance/exit roads: Leighton Road to the south, Fenny Road to the north and Newton Road to the West. There is also Bragenham Side to the east, heading towards the hamlet of Bragenham and the village of Great Brickhill, but as this is a no through road, only pedestrians, cyclists and horse riders can access these locations. All roads in Stoke Hammond village are adopted by the local authority other than a very few private tracks and smaller housing developments. It is the opposite for Newton Leys South, where due to its close proximity to Milton Keynes Council (MKC) boundary and the majority of the estate within their council area being accessed through the Newton Leys estate the estate roads will be adopted by MKC. The main entrance/exit to Newton Leys South is at the junction of Lansbury Drive and the Drayton Road. Newton Leys South can also be accessed via the larger development of Newton Leys, to the west where Lansbury Road joins with St Lucia Crescent, and to the north where Lansbury Road junctions with St Helena Avenue.



LEIGHTON RD ENTRANCE TO STOKE HAMMOND

The main thoroughfare in the village of Stoke Hammond is made up of Leighton Road, The Green and Fenny Road. This could be called 'the High Street' and is considerably wider than most village high roads, a hangover from when this route was the main A4146 highway linking Leighton Buzzard through to Bletchley, prior to the bypass being opened in September of 2007. The fact that this route was an A road still very much impacts the way this road through the village feels and is used. Despite the bypass, vehicle numbers passing through Stoke Hammond have increased year on year, and any incident on the bypass causing it to be closed means that traffic will be diverted through Stoke Hammond.



FENNY RD ENTRANCE TO STOKE HAMMOND

Newton Road, which leads out of the village to the North, across the main Euston rail line and the bypass, and towards Newton Longville, is a much narrower road and carries considerably less traffic volume¹.



NEWTON RD ENTRANCE TO STOKE HAMMOND

Transport links

The bypass and its links to the A505 in the south and the A5 in the north means Stoke Hammond enjoys excellent links to Leighton Buzzard, the M1 North and South, and Aylesbury to the west. Similarly, there is easy train travel to London from Leighton Buzzard or to more Northern towns and cities from Central Milton Keynes. Stoke Hammond and Newton Leys enjoy a relatively good and regular hourly bus service provided by Arriva that travels between the town centres of Luton and Milton Keynes, via Dunstable, Leighton Buzzard, Bletchley and Stadium MK, among others. Unfortunately, the F70 route through Stoke Hammond does not go to Newton Leys, and likewise the F77 route from Newton Leys does not go to Stoke Hammond. Travel via public transport between the two main settlements that make up the parish of Stoke Hammond means taking a bus to either Bletchley or Leighton Buzzard and changing onto the opposing bus route. There are five bus stops in Stoke Hammond village, three of which have shelters provided by the Parish Council, with a fourth at the Fenny Road stop travelling north funded by the developers of the new Fenny Road housing estate. The Parish Council intend to upgrade the other shelters as finances permit. Bus stop markings are to be reviewed particularly the stop adjacent to the village green, which is subject to parking congestion due to the Dolphin Public House. Currently there are no bus shelters on St Helena Avenue, part of the bus route in Newton Leys South.

Speed limits

89% of the respondents to a traffic management survey carried out in October 2023 felt there was a speeding issue through the village. This is supported by the MVAS results: 26% of vehicles at the Leighton Road entrance were logged over the 30mph limit, with an average speeder speed of 39mph and a maximum recorded speed of 60mph. Likewise for the Fenny Road entrance, the MVAS results show that some 30% of vehicles were exceeding the 30mph limit, with an average speed of 35mph and a maximum recorded speed of 70mph.

64% of respondents believed that the three MVAS at the village entrances assisted in reducing speeds. Of other possible speed reduction options, 64% of respondents were in favour of the introduction of a 20mph speed limit. 70% were in favour of introducing other speed reducing measures, evenly split between speed humps or chicanes. Those who did not want speed humps were concerned about the extra noise nuisance caused by both the sound as vehicles traverse

the humps and the braking and deceleration as they approach and pass on. Chicanes such as the example illustrated below, located on both the Fenny and Leighton Road could be a good solution, but the costs involved in both undertaking appropriate surveys and their actual installation could prove to be prohibitive.

A key issue for both Stoke Hammond Village and Newton Leys South is the lack of speed limit signs on some of the approach roads. Unlike Leighton Road, where there are several 50mph limit signs before the entrance gate with 30mph signage. There are no signs on Fenny Road to the North, so one could assume there is a limit of 60mph, until you again reach the entrance gates with their 30mph signs. Many feels there should be a maximum 50mph limit imposed on this section of road with suitable signage. A similar situation occurs on Newton Road, with no speed restriction signs until one gets to the 30mph entrance gates. The abrupt change in speed results in drivers entering the village still travelling above 30mph. The creation of 50mph or even 40mph speed zones in the approach to the village would help reduce vehicle speeds.



POSSIBLE CHICANE DESIGN FOR THE LEIGHTON & FENNY ROADS

Newton Leys South

The situation with Newton Leys South is more concerning, where the T-junction at Lansbury Road entrance/exit gives priority to vehicles travelling along Drayton Road. With no speed restrictions signs in either direction along Drayton Road, drivers can assume they can travel at speeds of up to 60mph, making their speeds difficult to gauge by drivers exiting from Lansbury Road. The dangers are heightened by a farm entrance directly opposite to Lansbury Road, used by tractors and other farm vehicles. In addition, the view to the left from the estate is restricted due to a slight incline. The Newton Leys South and the estate beyond is very large with over 2000 dwellings, so vehicle numbers are very high. Many feel that this junction should be replaced by a roundabout with speed restrictions added to its approach or have traffic lights and speed restrictions.



AERIAL SHOT OF NEWTON LEYS SOUTH ENTRANCE



NEWTON LEYS SOUTH ENTRANCE LOOKING EAST



NEWTON LEYS SOUTH ENTRANCE LOOKING WEST

Parking

Parking in both Stoke Hammond village and Newton Leys has historically not been an issue other than the odd inconsiderately parked vehicle. Most homes within Stoke Hammond village and Newton Leys South have off-street parking, with newer residences complying with planning requirements for parking spaces/provision for homes and those for visitors. While there are occasional issues with parking outside the village store/post office, no measures need to be put in place. Parking on Bragenham Side can be difficult when special events are being held at the Sports Club or Community Centre, but the new car park to the front of the Community Centre has helped alleviate the situation for hirers of the Centre. Bragenham Side traffic does increase on school term weekdays at drop off and collection times for the preschool in the Community Centre, but this does not require specific measures. Further along Bragenham Side towards the canal, the

northern grass verge is signposted to be used for parking (the posts do need upgrading/replacing as in very poor, rusted condition). Usually only a few vehicles, an odd Sunday when there is a fishing event on the canal, or many canal barges moored, results in dense parking on the verges. There is an issue with cars parking in front of the gates of the fields on both sides of the canal by the Bragenham Side bridge.

The greatest parking pressure comes from the success and popularity of The Dolphin pub. At busier evening and weekend times, there is parking overflow from The Dolphin car park to Leighton Road. These vehicles are legitimately parked; however, poor visibility around the bend in Leighton makes it difficult for vehicles to pass. The residents of Stoke Hammond support the village pub but are looking for a solution to this parking issue².

Pedestrian access

There is just one pedestrian crossing in the village near to the village green, which provides a well-used means of getting to the village shop/post office and directly links to a pathway that leads to Manor Close and Bragenham Side beyond. Some feel, however, that the crossing is the wrong location, because when approaching from a northerly direction it is obscured by the bend in front of Tyrells Manor. Moving this crossing further south would move this further from the bend but also risks fewer people using it because of the increased distance to the shop and walkways. An advance 'Pedestrian Crossing Ahead' sign could be erected before the Tyrells Manor bend, so that drivers are forewarned of the crossing ahead.



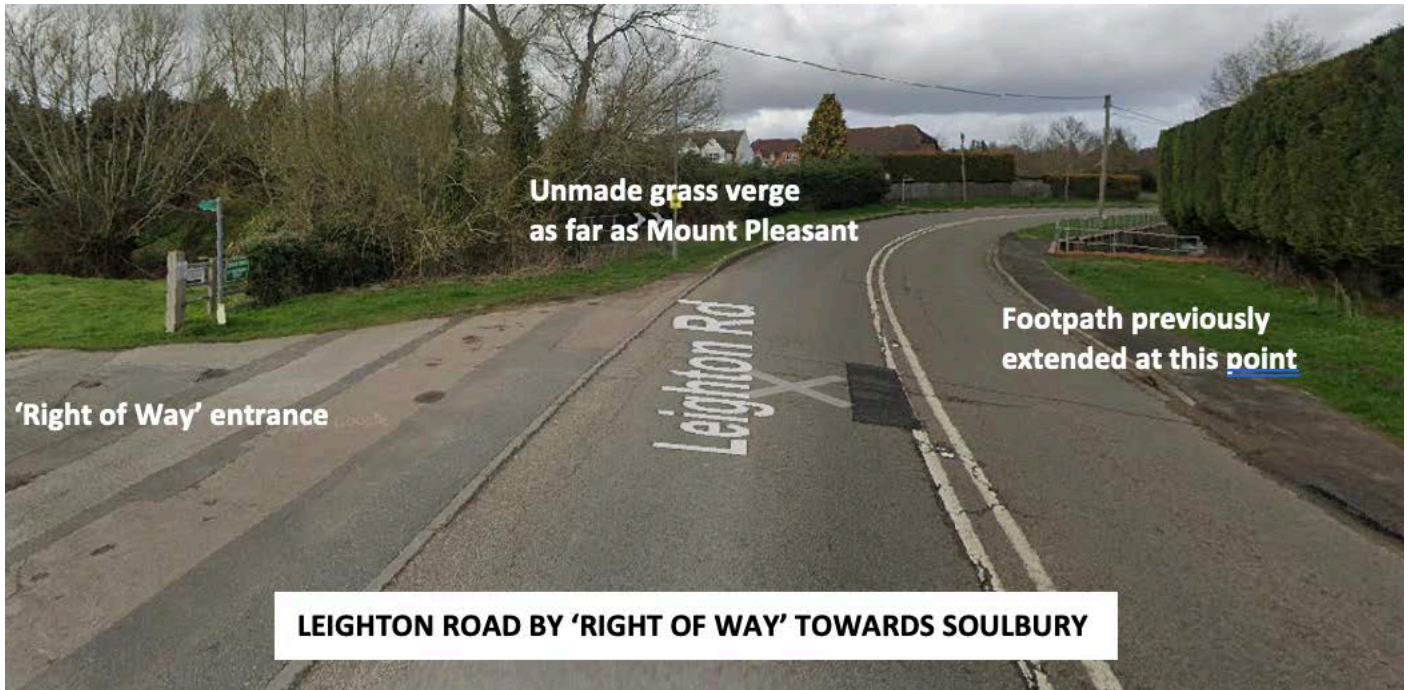
PEDESTRIAN CROSSING APPROACH FROM THE SOUTH



PEDESTRIAN CROSSING APPROACH FROM THE NORTH

The provision of a second crossing has also been mooted in the south of the village which would assist residents of Phoebe's Orchard, Mount Pleasant and Manor Close to more easily cross the road and enable a safer route for pedestrians heading towards Soulbury via the public right of way at the South Leighton Road entrance.

Generally, both Stoke Hammond Village and Newton Leys South are well served by footpaths and pavements. The footpath on the eastern side of Leighton Road has been extended, making it easier for pedestrians to reach the natural crossing point to this right of way. On the west side of Leighton Road, the pavement ends at the entrance to Mount Pleasant and is then a grass verge all the way to the right of way. The installation of a footpath along this section of road would most definitely benefit many. In addition the Newton Road bridge over the by-pass is lacking a pedestrian pathway which would also be beneficial



Electric vehicles

Given the increase in electric powered vehicles and the demise of petrol/diesel, the provision of public available charging points needs to be considered. Currently there are no public charging points in either Stoke Hammond village or Newton Leys South. At the time of preparing this Neighbourhood Plan, there are ongoing investigations and sites being discussed for Newton Leys South. Potential central sites for Stoke Hammond village are limited. The Dolphin Pub car park is one potential site, but the issue relating to parking at this venue has already been highlighted and would potentially exacerbate this situation.



THE VILLAGE GREEN VIEWED NORTH & POSSIBLE EV CHARGING

MVAS Statistics

Vehicle numbers are borne out by data collected by three Mobile Vehicle Activated Signs (MVAS) belonging to the Parish Council that are positioned at the three entrances to the village, that for a typical 4 week period (Sept/Oct 2023) counted some 55,000 entering the village at the Leighton Road entrance, a not dissimilar figure of 51,000 entering on the Fenny Road, but only some 11,000 vehicles via the Newton Road.

In the traffic management survey carried out in October 2023, 67% of those saying 'Yes' to the question as to whether Stoke Hammond has a parking issue, almost all referred to the Dolphin Pub, with most suggesting some form of parking restrictions (yellow lines) to alleviate the problem.

Cycling

Newton Leys South has good provision of cycle paths around the wider estate (all outside the Stoke Hammond Parish area, and a connection to the Milton Keynes redway network is under construction.

Stoke Hammond has a couple of bridleways that can be used for cycling together with Bragenham Side. the tow paths by the canal are quite narrow although there is a National Cycling route along the canal.

Stoke Hammond and Newton Leys South would both benefit from further development of cycle and pedestrian paths in the village. This could be a useful way of narrowing the road and slowing the traffic.

Narrative around the Call for Sites Process

We wrote to landowners with respect to 37 sites in September 2022. Of these sites 35 either adjoined or were a short distance from the built up area boundary of Stoke Hammond village and two adjoined that of Newton Leys South.

We invited them to submit land in their control for us to consider for allocation in the Plan, even if they had already responded to the separate 'call for sites' by Buckinghamshire Council. We set out in our invitation some guidance on the type of land we may give preference to in our site assessment process, which we derived from our initial community engagement work.

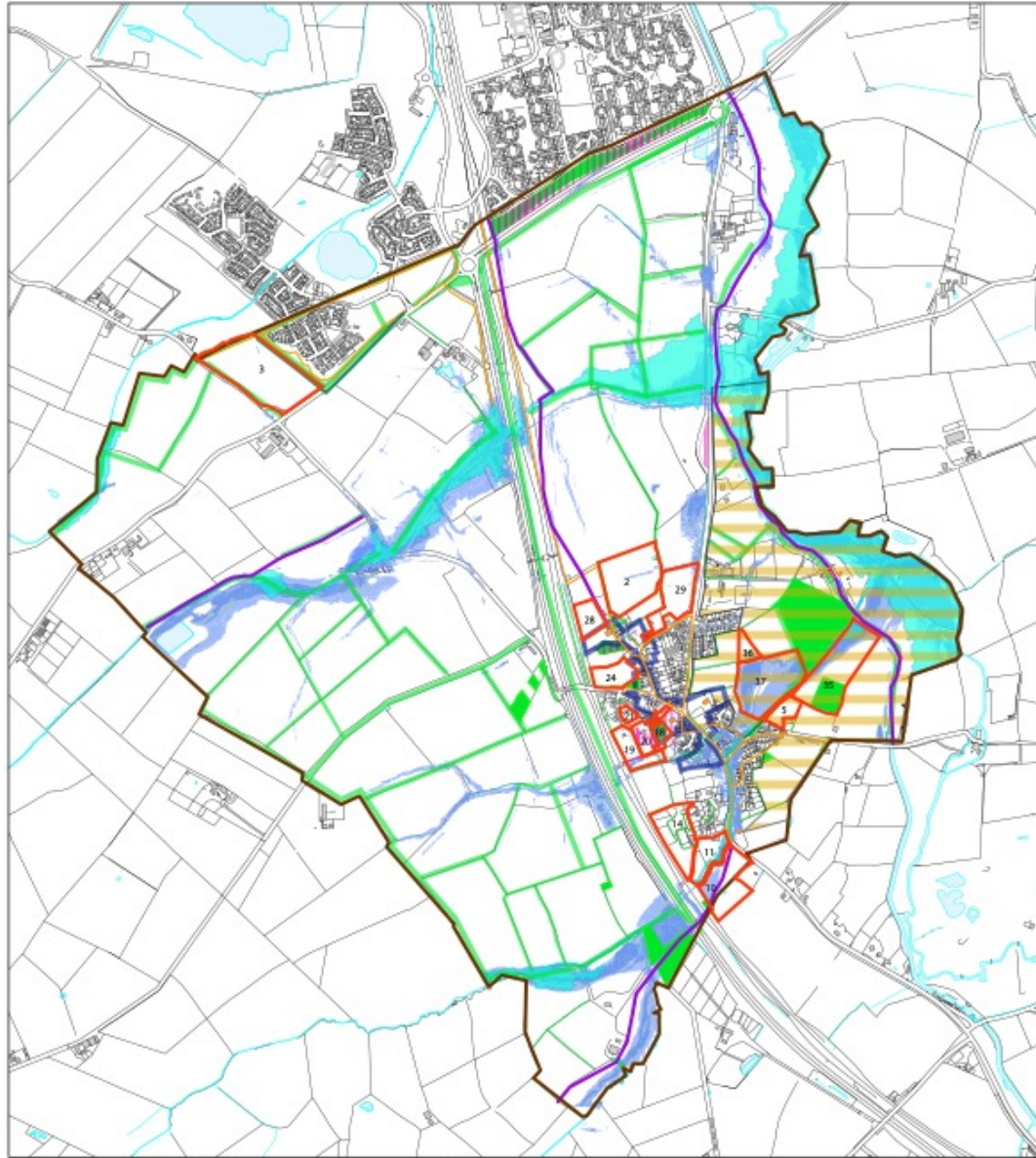
We received a number of responses and sent a second letter chasing a reply in October 2022 to the remaining landowners. The list was shortened to 16 at the village and one at Newton Leys South based on us receiving no response. A very large parcel of land across the countryside south of Drayton Road at Newton Leys has been actively promoted but this was discounted immediately as being of scale and location that would be well beyond the 'non-strategic' allocation remit of the Plan. That can only be a matter for the emerging Local Plan to consider.

Some responses were received stating they were not interested in the inclusion of their land for this exercise (at the Community Association off Bragenham Side (35), North of Newton Road (24), off Box Tree (2) and north of Grove Farm (28)). By December 2022 the remaining list of sites was as shown on the map below, onto which we mapped key constraints and features.


We received a response from two landowners for the same plot of land at Little Acre (sites 11 and 12). One of the landowners included it with their own adjacent site SW Leighton Road (10). The initial response for that site also included land within an adjacent Parish, Soulbury, that was not included as part of our designated Neighbourhood Plan area. The resolution of this was that the Little Acre (11/12) remained in the process for the land owners and the adjacent site 10 also remained but was reduced with Little Acre and the area in Soulbury Parish withdrawn.

The land interests of the sites were written to again in January 2023 with a request for a simple concept plan that could expand on some of the key features (e.g. housing capacity, means of access) for the site, recognising this would be for a non-strategic development that could be considered against any possible allocation the Parish might receive in the Buckinghamshire Local Plan to 2040.

At this stage two further sites fell out – Tumbleweed (28) and Land East of Fenny (37) – having generated no response or being withdrawn respectively. The site at Little Acre (11/12) was then discounted as the landowner chose to abandon the promotional route through the Plan in favour of submitting a planning application.



Stoke Hammond Neighbourhood Plan
 Call for Sites - Constraints Map
 December 2022

-  Designated Neighbourhood Area
-  Sites
-  Grade II* Listed Buildings
-  Grade II Listed Buildings
-  Stoke Hammond Conservation Area
-  Area of Attractive Landscape
-  Priority Habitat
-  Green Infrastructure Network
-  Flood Zone 1 & 2
-  Surface Water Flooding Risk Zones
-  Public Rights of Way
-  Other footpaths and pavements

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Blended Site Ranking

Site No.	Site Name	SEA Ranking					Community Ranking (exc NL)				Blended
		Landscape	Heritage	Biodiversity	Flood risk	Overall ranking	Most preferred (total)	Most 1 scores	Most 1 & 2 scores	Most 6 & 7 scores	
3	West of Newton Leys	Red	Yellow	Green	Blue	4	n/a	n/a	n/a	n/a	n/a
5	Land adjoining Community Association	Red	Yellow	Green	Yellow	1=	4	1	3	4	2
10	Southwest of Leighton Road	Red	Red	Green	Red	8	5	3=	5	6	X
14	Hunters Lodge	Red	Yellow	Green	Yellow	1=	6	6	6	7	X
18	North of Harrup Close	Red	Red	Green?	Yellow	5=	2	3=	2	2	3
19	Orchard End	Red	Red	Green	Yellow	5=	3	5	4	1	4
29	North of Old School Lane	Red	Red	Green	Yellow	5=	7	7	7	5	X
36	East of Fenny Road	Red	Yellow	Green	Yellow	1=	1	2	1	3	1

By early 2023, a short list of 8 sites comprised:

- West of Newton Leys South (3)
- Parish Council Land off Bragenham Side (5)
- SW of Leighton Road (10)
- Hunters Lodge (14)
- North of Harrup Close (18)
- Back of Orchard End and Meadowside (19)
- North of Old School Lane (29)
- Land of East of Fenny Road (36)

In March 2023 these sites and our record of site features and constraints (including for example, walking distances from each Stoke Hammond site to the village shop) were sent to AECOM for an initial strategic environmental assessment as reasonable alternatives (SEA). At the same time a two day public exhibition was held for the local residents to review progress on our plan and to rank the sites in order of preference for allocation.

The project was delayed over summer 2023 but then the analysis of the information provided from these two sources was reviewed by the Neighbourhood Plan Steering Group and a final decision taken on the preferred sites to be included in the plan at its October 2023 meeting. The decision reflected its judgement on the blended technical and community ranking knowing that the Plan would have to pass both an examination and referendum.

It also sought to anticipate the demand for housing land in the period to 2040 and how that may translate into an eventual housing target in the emerging Local Plan. It determined that making provision for approx. 60 new homes in the village would represent growth of 10% in its housing stock. This balanced being slightly lower than the number of new homes built over the last decade with the fact that the village remains a 'medium' size village in the VALP hierarchy with relatively few local facilities and being relatively remote from, with poor non-car access to, larger population centres (at Milton Keynes and Leighton Linlade).

Four small to medium sized sites were chosen to deliver that total of approx. 60 homes:

- Parish Council Land (19 homes)
- North of Harrup Close (2 homes)
- Back of Orchard End and Meadowside (20 homes)
- Land off East of Fenny Road (19 homes)

A fifth site at West of Newton Leys (for 80 – 90 homes) was also favoured as it provided the opportunity to deliver significant community recreational and facility benefits for Newton Leys South, a key factor that came out of the community engagement work and liaison with our neighbours at Bletchley & Fenny Stratford Town Council. Given Newton Leys South is a distinct settlement from the village this was not considered a factor in meeting local housing need of the village or Parish.

There was a correlation between the poorer technical and community ranking of the three remaining village sites at SW of Leighton Road – well outside the recommended village boundary and detrimental to the character of the southern approach to the village – and at Hunters Lodge – deemed to extend the boundary of the village too far. The land North of Old School Lane was

assessed as detrimental to the character of the village on its northern approach and would cause some harm to the conservation area and its setting.

Malcolm Newing

Chair Stoke Hammond Neighbourhood Plan Steering Group

Site Specific Details:

NP01 West of Newton Leys

- The Newton Leys South development has over 350 dwellings but only one small Locally Equipped Area for Play/Recreational Space. The main formal sports facilities for Newton Leys are on the northern edge of the new village, beyond a reasonable walking distance of this part of the village. The 2021 Census showed that 40% of residents were under 19 and therefore the provision of additional recreational facilities and green space would be beneficial to those residents.
- The field adjoining the built out part of Newton Leys South forms a logical final part of the village and presents an opportunity to secure new land for community uses as part of a residential scheme. Those parishioners from the smaller part of Newton Leys South in the Parish that provided feedback during the consultation process that development of the site was unpopular, but that it may be supported by the community if it was sufficiently shielded from the existing housing overlooking the site, had a low density of housing with overall dwellings around 80, and provided much needed recreational space and sports facilities. The Parish Council knew that residents of the larger part of Newton Leys South in Bletchley & Fenny Stratford Town Council area had expressed to the Town Council their desire to see access to local facilities improved nearby.
- Once it had this steer, the Parish Council negotiated with the land interest an outline proposal to secure a much larger percentage (approx. one third) of non-developable land than would normally be required in a planning application, with most of that land being transferred to the Parish Council to fund, deliver and manage the new facilities using S106 contributions already collected for this purpose from development in Newton Leys South.
- It is accepted that development of the site is an encroachment into rural farmland. The policy therefore requires a layout and landscape strategy to manage the appearance of the edge but also to stitch in the scheme with the rest of the village.
- The opportunity to access the site by vehicle from within the village was lost in the planning of the village streets and so a new access must be created onto Stoke Road. However, this in turn provides an opportunity to use traffic management interventions around the new junction to slow traffic on what is a dangerous and increasingly busy rural road. There are also ways in which pedestrian and cycling access between the scheme and the village can be created so residents from across Newton Leys South can easily access the new facilities.

NP02 Land North of Harrup Close

- The land north of Harrup Close provides an opportunity for a simple infill, albeit within the conservation area. It is important that any development on this site is focussed on the Design Code characteristics for this part of the Village.

NP03 Land East of Fenny Road

- This site is considered particularly suitable for the provision of warden-controlled housing for elderly residents downsizing given its proximity to the centre of Stoke Hammond village. At the very least, based on the age profile of residents in the village, if a specific unit of this type is not possible then any development must utilise the necessary design requirements for the elderly, ensuring that homes are accessible and adaptable in accordance with guidance set out in the VALP.
- The assessment noted that the site forms a logical final phase of the housing scheme that has recently been completed off Fenny Road, through which access will be secured via the same land interest.
- It also noted the land lies in the Area of Attractive Landscape shown on the VALP Policies Map (as does the land now developed off Fenny Road), but it is very distinct from the countryside to the east with the mature tree and hedgerow boundary which forms an effective all year round visual barrier.

NP04 Parish Council Land around the Community Centre

- The land is owned by the Parish Council and was included in the Neighbourhood Plan on the basis that its ownership would enable the delivery of two important benefits that could not be realised by the development of privately-owned land, namely delivering genuinely affordable homes to rent for local people (using an almshouse-type model of provision as the affordable component of the scheme) and delivering a capital sum from the open market housing element for the Council to reinvest in achieving the community's ambitions for better sports and recreational facilities to serve the growing village (along with \$106 financial contributions already secured).
- The assessment noted that although the land is shown as lying within the Area of Attractive Landscape shown on the VALP Policies Map, it is very distinct in its existing open recreational (and MUGA) use, as opposed to agricultural use of the remainder of that Landscape in the Parish, and with the mature tree and hedgerow boundary which forms an effective all year round visual barrier.
- The assessment also noted the close proximity of the brook which forms the north-western boundary of the site – as this lies in a ditch, none of the site itself lies in a flood risk zone but a sustainable drainage scheme will need to ensure the development of the site does not harm the effectiveness of the brook in managing flood events.
- An access arrangement to Bragenham Side will need to be agreed with the trustees of the adjoining Community Association but the scheme will enable the provision of some additional land to the Association to extend its operating area to the rear of the building and will replace the existing inadequate play area as part of the new sports and recreation proposals.

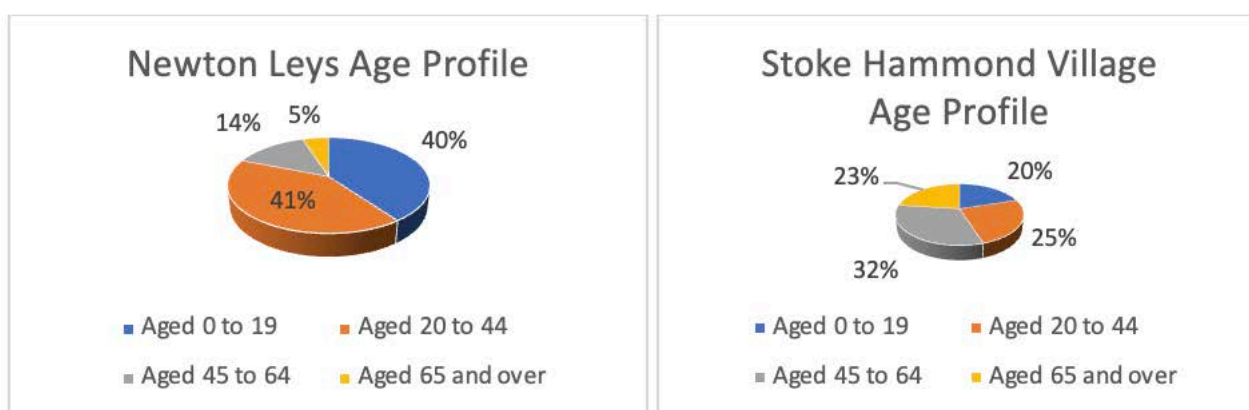
NP05 Back of Orchard End and Meadowside

- This site would be served by a new road yet to be constructed but agreed by former AVDC onto Newton Road for the approved Mellows development adjoining the site but a traffic survey would be required to determine its detailed design.
- This is currently an undeveloped area which includes an adjacent agreed development of sixteen houses. It is required that design and materials for any future agreed developments are comparable to the Mellows development. The latter materials have yet to be agreed by the Planning authority.
- The area has been subject to several planning applications and the issue that has caused most problems has been drainage of surface water. This matter should be addressed early in any future applications.

Population

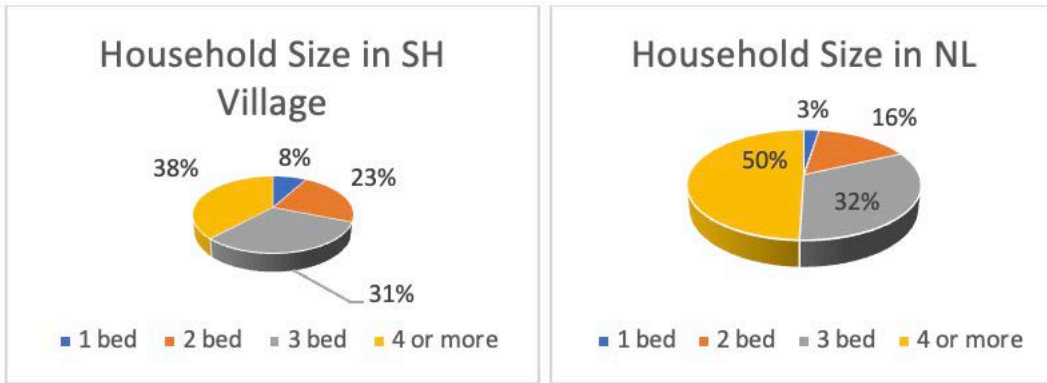
Population has changed significantly in Stoke Hammond since 2011 with numbers moving from 875 to 2100 in 2021. This has largely been due to the development of Newton Leys South which had 900 people in 2021, however there has also been a 30 percent increase in the historic village numbers to 1200 people in 2021. Importantly these numbers have come with very little movement in the supporting social and leisure infrastructure.

The make-up of the two communities is also very different which has a significant impact on the Housing needs. In Newton Leys 40% of people are under 19, whilst only 5% are over 65 and no one is over 80 according to the 2021 census. In Stoke Hammond Village however only 20% of the residents are under 19 whilst 23% are over 65 and there are 100 people who are over 80 years old.



Type and Size

Across both communities the Housing stock is heavily weighted towards less dense housing types. Detached dwellings are the most common type in both communities. In the 2021 Census across the Parish over 90 per cent lived in whole house or Bungalows and Only 5% in flat, maisonette or apartments. A very small percentage, mainly along the canal, lived in a caravan or other mobile or temporary structure. This heavy weighting of detached housing in the NA means that the proportions of all other types are lower than district and nation. In terms of dwelling size the NA has a significantly lower proportion of 1- bedroom dwellings and a significantly higher proportion of 4 and 5 bedroom dwellings when compared to Aylesbury Vale and England.



Tenure and Affordability

The 2021 Census indicated that 74% of people owned their houses outright or with a mortgage or loan or shared ownership. This figure is largely in line with the rest of Aylesbury Vale (71.6%) but higher than the rest of England(63%).

According to the Locality HNA average earnings in Stoke Hammond Village and in Newton Leys are now generally insufficient for accessing home ownership. They also determined that there was a substantial group of households who can theoretically afford to rent (if sufficient homes are available) but not buy in Stoke Hammond Village.

Community Views

The responses to the survey carried out in October 2021 reflected the assessment of locality on Housing Needs. Residents were concerned that both young and old parishioners have a challenge to remain in the parish.

For young people the issues revolved around affordability and was also not helped by the skewed nature of the housing stock. For older residents the availability of suitable housing was a concern particularly in the historic village where, as the numbers above indicate there is a significantly ageing population.

The responses showed that with respect to housing type desired, two thirds favoured special housing for the elderly, first time buyers and 2/3 bedroom houses.

Questionnaire 2021 What should Highest Priority be for

Houses?

	1/2 Bed	1/2 Bed	2/3 Bed	4 Bed +	Specialist	Specialist
	Flats	Houses	Houses	Houses	Elderley	1st Time
Very Important	5%	15%	18%	13%	26%	31%
Important	10%	33%	48%	30%	46%	28%
Not Important	72%	39%	25%	46%	15%	28%
Don't Know	13%	13%	8%	28%	14%	12%

Policy Recommendations

The report recommended looking at the broad range of ways in which housing can be made affordable and available to younger people. They covered a range of affordable home ownership ideas such as shared ownership at a lower than 25% equity share, rent to buy and discounted first homes tenures. Using the HEDNA figures prorated (0.6% of Aylesbury Vale) they concluded that a target for affordable rented housing would equate to 1 home per annum or 18 homes over the Neighbourhood Plan period (2022-2040). Their model also forecast the number of houses that might want to purchase but can't afford to. The result of the calculation was 1.3 households per annum or 23 during the NP period. They concluded that first homes discount levels of 50% appear to be on the margins of affordability for houses in Stoke Hammond NA and that Shared ownership and Rent to Buy may offer more affordable routes to home ownership.

The report suggests a 65% rented to 35% ownership tenure split for new Affordable housing. If possible, they suggested that Community Development orders or Community Land Trusts might provide furthermore innovative ways of boosting the supply of affordable housing. On house size it was considered appropriate for future development in the village to reflect the changes necessary to assist broader home ownership by increasing the proportion of 3-bedroom homes and where possible further protect one-bedroom homes. It was recognised this would need to reflect the village characteristics covered by the design code.

The final recommendation was that Stoke Hammond given the age profile within the historic village might wish to consider units of specialist accommodation in the NA as none exist at present. They estimated that the future need might range between 10 and 12 specialist accommodation units during the plan period. They added about levels of care and tenure, the main unmet need for specialist housing would be for older people in leasehold sheltered housing with 13 units needed over the plan

period. They further added that an alternative solution might be ensuring new dwellings are accessible and adaptable rather than through a specialist scheme. This could include adding to the Local Plan policy H6b with some specific guidance in the NP with respect to national standards for accessibility and adaptability (Category M4(2) or for wheelchair users (Category M4(3)).

After careful review it is considered that the proportions set in the Vale of Aylesbury Plan (VALP), 100% of new build homes built to Approved Document M category 2 and 25% built to standards will meet the community needs.

Impacts of Recent Developments and Applications

Three developments exist that are agreed, but have not been completed, that deliver the site allocations for Stoke Hammond in the Vale of Aylesbury Local Plan. These are Fenny Road (now known as Honeybrooke), with 58 new houses which is well underway and all of which are affordable, Brook Farm stage 3 which was agreed for 32 houses but is subject to a further application for 42 houses and the Mellows agreed for 16 houses which have not yet started.

Fenny Road will deliver 58 homes made up of 9% single bed flats, 69% 2/3 bed flats/houses and 22% 4 bed houses. The mix is 59% affordable rent and 41% Shared ownership. The site makes a significant contribution to meeting the proposed HNA targets for affordable housing during the 2022 – 2040 period.

The existing agreed Brook Farm phase 3 development provides for 33 houses, but a further application has been received for 42 homes. This development would be a good test of the Neighbourhood Plan as it needs to take account of the proposed policies in particular with respect to Design, Housing Mix and green spaces.