

Extracts particularly relevant to Ludgershall taken from the Proposed Submission of the Vale of Aylesbury Local Plan 2013-2033

https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Submission%20VALP%20-%20high%20res2.pdf

1.23 The Local Plan Policies Map show areas marked as ‘not built development’ on certain sites, which are required due to flood risk vulnerability covered in the SFRA and the Sequential Test and/or the recommendations from the Strategic Landscape and Visual Impact Capacity Study (2017). These areas should only comprise green infrastructure, landscape or biodiversity mitigation or water compatible development unless a sequential test has been passed. They do not denote the full extent of green infrastructure, landscape or other open space that may be needed within the site allocations. The Masterplan SPDs may set out further areas of open space and the Council may require additional green infrastructure or open space areas in considering the impacts of planning applications.

1.33 The southern part of the district contains substantial tracts of high quality landscape, including part of the Chilterns Area of Outstanding Natural Beauty (AONB), and is also partly within the Metropolitan Green Belt around London. Districts to the south of Aylesbury Vale have significant environmental constraints due to the AONB and Green Belt designations, which can affect the scale and type of development they can accommodate.

S2 Spatial strategy for growth

- i. At smaller villages, listed in Policy S3, there will be more limited housing growth coming forward through either ‘windfall’ applications or neighbourhood plan allocations rather than allocations in this Plan. j. Elsewhere in rural areas, housing development will be strictly limited. This is likely to be incremental infill development and should be principally in line with Policy D4 and other relevant policies in the Plan

Table 2 Proposed settlement hierarchy and housing development

Category	Description	Settlements	Amount of housing development
Smaller villages	<p>Smaller, less sustainable villages which have relatively poor access to services and facilities. It is expected that some small scale development could be accommodated at smaller villages without causing unreasonable harm.</p> <p>This level of development is also likely to help maintain existing communities.</p> <p>Sites at smaller villages will come forward either through neighbourhood plans or by individual ‘windfall’ planning applications, no site allocations are made at smaller villages</p>	<p>...</p> <p>Halton</p> <p>Hardwick</p> <p>Ivinghoe Aston</p> <p>Little Horwood</p> <p>Ludgershall</p> <p>Mentmore and Ledburn</p> <p>Mursley</p> <p>Nash</p> <p>Northall</p> <p>Oakley</p> <p>...</p>	<p>To come forward through neighbourhood plans or through the development management process considered against relevant policies in the Plan</p>

3.22 The Council will seek to preserve the character and identities of neighbouring settlements or communities. The Council will resist development that would compromise the open character of the countryside between settlements, especially where the gaps between them are already small.

S5 Infrastructure

All new development must provide appropriate on- and off-site infrastructure (in accordance with the Infrastructure Delivery Plan) in order to:

- a. avoid placing additional burden on the existing community
- b. avoid or mitigate adverse social, economic and environmental impacts and
- c. make good the loss or damage of social, economic and environmental assets.

In planning for new development, appropriate regard will be given to existing deficiencies in services and infrastructure provision. Development proposals must demonstrate that these have been taken into account when determining the infrastructure requirements for the new development.

...

3.73 Whilst it is possible for a parish or town to prepare a neighbourhood plan prior to the adoption of the Local Plan, and many in this district have done so, the risks of this have been highlighted. The Council is required to demonstrate delivery of housing numbers, employment, retail and Gypsy and Traveller sites, all of which are required by Government planning policies in its Local Plan. It could mean that a higher amount of development is now required. AVDC has and will continue to take an active role in advising and supporting the neighbourhood planning process by sharing evidence and information and ensuring the neighbourhood plan fits with its strategic policies and national policy.

Delivering sites at smaller villages

4.164 Smaller villages have relatively poor access to services and facilities and are therefore only suited to accommodating small-scale development. As such, no specific allocations are made at smaller villages in this plan.

4.165 The housing requirement for smaller villages will be met through a combination of sites allocated in neighbourhood plans and sites coming forward as part of the development management process. At smaller villages particular emphasis is given to the role of local communities in identifying how best to meet their own development needs through neighbourhood plans as set out in more detail in Policy D2. 4.166 The HELAA has identified some suitable sites at smaller villages which indicates that there is a realistic prospect of some if not all of these sites coming forward during the Plan period. Therefore a windfall allowance is assumed, which includes an allowance for the smaller villages.

D3 Housing development at smaller villages

Where there is no made neighbourhood plan in place, new housing development at smaller villages will be supported where it contributes to the sustainability of that village and is in accordance with all applicable policies in the Local Plan, provided that the proposed development fulfils all of the following criteria:

- a. is located within the existing developed footprint of the village* or is substantially enclosed by existing built development
- b. would not lead to coalescence with any neighbouring settlement

- c. is of a small scale (normally five dwellings or fewer) (net) and in a location that is in keeping with the existing form of the settlement and would not adversely affect its character and appearance
- d. respects and retains natural boundaries and features such as trees, hedgerows, embankments and drainage ditches
- e. would not have any significant adverse impact on environmental assets such as landscape, historic environment, biodiversity, waterways, open space and green infrastructure, and
- f. can be served by existing infrastructure

**the existing developed footprint is defined as the continuous built form of the village, and excludes individual buildings and groups of dispersed buildings. This includes former agricultural barns that have been converted, agricultural buildings and associated land on the edge of the village 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 village*

H2 Rural exception sites

In rural areas, small-scale developments for affordable housing may be permitted, provided that the proposal meets the following criteria:

- a. the number, mix, and design of dwellings is appropriate to meet local housing needs established through a housing need survey
- b. it is located on a site within or adjoining the existing developed footprint of the village*
- c. developments must be appropriate in scale, design and character to the locality, and
- d. dwellings permitted in accordance with this policy will be reserved in perpetuity for those in affordable local need with a valid local connection by planning obligation or conditions

...

H4 Replacement dwellings in the countryside

The replacement of dwellings within the countryside on a one-for-one basis will normally be supported provided that the replacement dwelling is not significantly greater in size than the one it replaces, does not cause significant harm to the site or its surroundings and accords with the design principles set out in policy BE2.

E4 Working at home

Partial use of a residential property for business use will be permitted where there are no unacceptable impacts on residential amenity and it would not have an adverse effect on the character of an area, whilst making appropriate provision for access, parking and noise attenuation arising from the business activity.

E9 Agricultural development

The development of new agricultural buildings or extensions of existing buildings will be permitted where all the following criteria are met:

- a. The development is necessary for the purposes of agriculture on the unit or locally where facilities are to be shared

- b. The size is commensurate with the needs of the holding
- c. There are no existing buildings on the unit which are capable of re-use, and
- d. The use of the building would not unreasonably harm any aspect of the amenity of nearby residents.

The scale, siting, design, external appearance and construction of the buildings and any associated hardstandings or parking should be:

- e. Appropriate for the proposed use, and
- f. Sited close to existing buildings and designed in order to minimise adverse impact on the landscape character, residential amenity and reflect the operational requirements of the holding

8 Built Environment

Evidential

8.28 Evidential value is the potential of a place to yield evidence about past human activity. This can include land use, the hierarchy of places, historic building techniques, fashion and trends in architectural design. The setting of places, for example the rural hinterland of the Vale's villages, can contribute to this value as it shows historic linkages between places and economic functions.

Historic

8.29 Historic value lies in the ways in which past people, events and aspects of life can be connected through a place to the present and is often illustrative or associative. The links between places and people or events in history feeds into this value, and the tangible way in which modern day settlements have been affected by historic events (such as the setting up of a mediaeval market square) is key to understanding the development of a place.

Aesthetic

8.30 The intellectual and sensory impact of a place creates its aesthetic value. This may be as simple as the appreciation of a historic house and garden for its beauty, or the less formal glimpsed views around an historic settlement.

Communal

8.31 The collective experience or memory of a place and the meaning that it holds for people who relate to it form the communal value of an asset. In terms of publicly accessible places and spaces this is often fairly easy to define, but is harder to interpret for areas that are not easily visible to communities. Neighbourhood plans and associated documents offer a good opportunity to try to define the communal value of a place or heritage asset.

Archaeological interest

8.32 Archaeological interest refers to an above-ground archaeological site or historic building recorded in the Buckinghamshire County Council Historic Environment Record. Identification of archaeological interest will be made in conjunction with the Buckinghamshire County Council Archaeological Service. Sub-surface archaeological interest is considered and advised on separately by the service.

BE2 Design of new development

All new development proposals shall follow the guidance set out within the Council's design SPD and shall respect and complement:

- a. The physical characteristics of the site and its surroundings including the scale and context of the site and its setting

- b. The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
- c. The natural qualities and features of the area, and
- d. The effect on important public views and skylines.

BE3 Protection of the amenity of residents

Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and achieve a satisfactory level of amenity for future residents. Where planning permission is granted, the Council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.

NE2 Biodiversity and geodiversity

Protection and enhancement of biodiversity, geodiversity and the natural environment will be achieved by the following:

- a. On greenfield sites, a net gain in biodiversity will be sought and on other sites no net loss and a net gain where possible in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources. These gains must be measurable using best practice in biodiversity and green infrastructure accounting and in accordance with any methodology set out in a future Supplementary Planning Document
- b. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted. Mitigation, compensation and enhancement measures must be secured and should be maintained in perpetuity
- c. Internationally important sites and species will be protected. Avoidance of likely significant adverse effects should be the first option. Development likely to affect the Chiltern Beechwoods SAC international site will be subject to assessment under the Habitat Regulations and will not be permitted unless adverse effects can be fully mitigated
- d. Development on or likely to have an adverse effect on sites of nationally important sites, such as Sites of Special Scientific Interest will not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where:
 - i. the benefits of the development at the site significantly and demonstrably outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest, and
 - ii. the loss can be mitigated and compensation can be provided to achieve a net gain in biodiversity/geodiversity.
- e. Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of principal importance or the habitats of species of principal importance will not be permitted except in exceptional circumstances where the need for, and benefits of the development significantly and demonstrably outweigh the harm it would cause to the site, and the loss can be mitigated and compensation provided to achieve a net gain in biodiversity/geodiversity

- f. The Council will, where appropriate, expect ecological surveys for planning applications to be undertaken by a suitably qualified person and consistent with nationally accepted standards (BS 42020:Biodiversity – Code of Practice for planning and development) as replaced
- g. When there is a reasonable likelihood of the presence of protected or priority species or their habitats, development will not be permitted until it has been demonstrated that the proposed development will not result in a negative impact on these species or their habitats
- h. Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife corridors, incorporating features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value on site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors including water courses should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity
- i. Planning conditions/obligations will be used to secure no net loss and net gains in biodiversity where possible by helping deliver Bucks and MK Biodiversity Action Plan targets in the biodiversity opportunity areas. On greenfield sites, the Council is seeking to achieve a net gain in biodiversity. Where development is proposed within or adjacent to a biodiversity opportunity area biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a biodiversity opportunity area being achieved will not be permitted. Where there is potential for development, the design and layout of the development, planning conditions or obligations will be used to secure biodiversity enhancement to help achieve the aims of the biodiversity opportunity area. A monitoring and management plan will be required for biodiversity features on site to ensure their longterm suitable management (secured through planning condition or Section 106 agreement).

NE3 River and stream corridors

Development proposals must not have an adverse impact on the functions and setting of any watercourse and its associated corridor. They should conserve and enhance the biodiversity, landscape and consider the recreational value of the watercourse and its corridor through good design. Opportunities for de-culverting of watercourses should be actively pursued. Planning permission will only be granted for proposals which do not involve the culverting of watercourses and which do not prejudice future opportunities for de-culverting. Development proposals adjacent to or containing a watercourse shall provide or retain a 10m ecological buffer (unless existing physical constraints prevent) from the top of the river bank and the development, and include a long-term landscape and ecological management plan for this buffer.

NE5 Landscape character and locally important landscape

To ensure that the district's landscape character is maintained, development must have regard to the 2008 LCA (as amended 2015 and any future review). Development must recognise the individual character and distinctiveness of particular landscape character areas set out in the assessment, their sensitivity to change and contribution to a sense of place. Development should consider the role of the landscape character area and meet all of the following criteria:

- a. be grouped where possible with existing buildings to minimise impact on visual amenity
- b. be located to avoid the loss of important on-site views and off-site views towards important landscape features

- c. reflect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
- d. Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)
- e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky
- f. ensure that the buildings and any outdoor storage and parking areas are not visually prominent in the landscape
- g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value

...

NE7 Local green space

Where land is identified as local green space on the policies map of a made neighbourhood plan, national policy will be applied. This means that new development will not be permitted other than in very special circumstances.

Within local green spaces, small-scale development within the following categories will only be supported providing that its provision does not conflict with the demonstrably special significance of the local green space and preserves the purpose of its designation. Such development should be:

- a. For the purposes of agriculture or forestry, the enjoyment of tranquillity and richness of wildlife, appropriate facilities for outdoor sport and recreational facilities or cemeteries
- b. The replacement of existing buildings in the local green space by new buildings that are not significantly larger in volume, normally by no more than 25-30%. Measures to improve public access to local green spaces will be encouraged.

C4 Protection of public rights of way

The Council will enhance and protect public rights of way to ensure the integrity and connectivity of this resource is maintained.

The protection and conservation of public rights of way needs to be reconciled with the benefits of new development, to maximise the opportunity to form links from the development to the wider public rights of way network, public transport, recreational facilities and green infrastructure. Planning permission will not normally be granted where the proposed development would cause unacceptable harm to the safe and efficient operation of public rights of way.

11.23 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. Development will generally be directed away from areas where there is likely to be significant risk of flooding. Where development is needed and harm cannot be avoided, appropriate mitigation to offset any adverse impact will be required. Any risk must be assessed using the Environment Agency flood maps and the Council's strategic flood risk assessment (SFRA). The Plan takes a sequential risk-based approach to ensure that development does not take place in areas at high risk of flooding, when appropriate areas of lower risk are reasonably available.

...

Climate change

- t. Climate change modelling should be undertaken using the relevant allowances (February 2016) for the type of development and level of risk
- u. Safe access and egress should be demonstrated in the 1 in 100 plus climate change event, and
- v. Compensation flood storage would need to be provided for any land-raising within the 1 in 100 plus appropriate climate change flood event