

**ASTON ROWANT NEIGHBOURHOOD PLAN 2019-2034**  
**PRE-SUBMISSION CONSULTATION DRAFT – FEBRUARY 2020**  
**DRAFT POLICIES**

***Policy LOS1 – Local Open Spaces***

*The areas identified above and on the relevant map are important to the character, setting, history, amenities and leisure of the Parish, and, as such, are designated as Local Open Spaces. Built development will not be appropriate on these Local Open Spaces, unless:-*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements,*
- b) 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, and*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

***Policy LOS2 – Incidental Open Space***

*The areas identified above and on the relevant map as Incidental Open Spaces, being in use for arable farming or pasture, are considered important to the setting, tranquility and character of the villages in which they are located or which they abut.*

*As such, built development on this land and/ or the loss of these spaces to other uses will only be supported if it is of a limited nature and provides facilities solely to support the function and use of that space for agriculture and/or grazing.*

***Policy LOS3 - Local Gaps***

*The Neighbourhood Development Plan identifies the following Local Gap on the Policies Map above:*

- i. Aston Rowant – Kingston Blount Local Gap;*

*Development proposals should ensure the retention of the open character of the Local Gap. Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing agricultural buildings will be supported only where they would preserve the separation between the settlements concerned and retain their individual identities.*

### **Policy LOS4 - Landscape Character of the Villages**

*Development proposals within and around the villages / hamlets of Aston Rowant, Kingston Blount, Kingston Stert, Chalford and Copcourt should demonstrate how they have taken account of the contribution made to the character of the villages by the Chilterns Area of Outstanding Natural Beauty and the open plain at the foot of the hills.*

### **Policy LOS5 – Protection of the Countryside**

*Proposals for development outside of the built-up area of Kingston Blount and Aston Rowant, such areas being deemed to include land identified in Policies LOS6, HSG1 and HDC1, will only be supported if they are necessary and appropriate for a countryside location and consistent with local development plan policies.*

### **Policy LOS6 - The Green Heart of the Villages**

*The Neighbourhood Development Plan identifies a Green Heart formed by a central open space in Aston Rowant and by a historically significant sequence of connected open spaces within Kingston Blount, as shown on the Policies Map.*

*Development proposals on land that lies within the Green Heart will only, in principle, be supported, if it can be shown that very special circumstances exist by which any such development might be justified.*

*Any such proposal should:*

- I. demonstrate how they sustain or enhance the visual characteristics, the function and biodiversity of the land;*
- II. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the Network, and*
- III. have full and proper regard to the historic significance of the spaces, their role in the heritage of the villages and local amenities.*

### **Policy HSG1 – New Housing**

*New residential development will be restricted to infill development within the existing built-up areas of Aston Rowant and Kingston Blount, in accordance with Local Plan Policy H16 only, as reflected in ARNP Policy HSG2.*

### **Policy HSG2 – Infill Development**

***Infill development which reflects the scale and character of the settlement will be supported in Aston Rowant and Kingston Blount on sites no larger than 0.2 hectares within an established residential frontage and at a density no greater than 15dph, provided that the proposals accord with the policies of the ARNP and local development plan policies.***

### **Policy HSG3 – Housing Need**

***New development, on allocated or infill sites, should provide a full mix of house sizes and house types, having regard to the conclusions in the Housing Needs paper that about 30% of new dwellings in the Parish in the Plan Period, should be smaller units of fewer than three bedrooms each.***

***Any new development of more than ten new dwellings should comply with national and local policy as regards the provision of affordable / social housing on site at the ratio of 40%, subject to development viability reports.***

***Any new development of ten or fewer new dwellings should make an appropriate financial contribution towards the provision of affordable housing off site, in accordance with SODC policy and prevailing planning law and judgements.***

### **Policy HDC1 – Special Local Character**

***In conjunction with the LOS policies, relating to Open Spaces, the special character and historic significance of the village greens and of the remains of the Saxon Field System in the Green Heart of Kingston Blount is recognised for the contribution which they make to the conservation areas in which they are located. As such, and in accordance with Policies LOS1-6, the Neighbourhood Development Plan presumes against the development, in whole or in part, of these areas, unless it can be shown, through a detailed heritage assessment, that there would be no harm to the character of the villages or to their wider historic context.***

### **Policy HDC2 - Design Principles**

***Development proposals made in compliance with Local Plan and ARNP policies and on allocated sites will be supported, provided they complement, enhance and reinforce the local distinctiveness of the villages.***

***Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the immediate area and wider context within the villages. The scale of new developments should conserve and enhance the rural character and appearance of the villages and the landscape setting of the parish.***

***In addition, development proposals should have full regard to the following design principles, as appropriate:***

- i. They do not include street lighting;***
- ii. They retain the dark visual ambiance of the village via minimal external illumination;***
- iii. They have regard to historic plot boundaries, hedgerows and enclosure walls;***

- iv. *Proposals for new garages, outbuildings or tall garden walls must be subservient in scale and, whether of a traditional or modern design, should draw from the local palette of vernacular building materials;*
- v. *The impacts on residential amenity of the construction arrangements are minimised by way of lorry movement, deliveries, working times, lighting and loss of vegetation, wherever possible;*
- vi. *They do not include installing pavements or kerbs to existing village lanes;*
- vii. *Proposed parking arrangements should seek innovative solutions that do not necessitate large expanses of driveway nor the loss of vegetation along the highway but do not necessitate parking on village lanes;*
- viii. *The layout, orientation and massing of new houses on larger residential schemes must avoid an estate-style appearance by dividing the developable area into distinct parcels and by responding to the historic grain of the development in the village, including its road and footpath network and historic property boundaries;*
- ix. *They use permeable surfaces on driveways and use sustainable drainage systems that can connect directly to an existing or new wet environment wherever possible; and*
- x. *They will not require the culverting of existing ditches.*

### **Policy HDC3 - Design Principles in the Conservation Areas**

*Where appropriate, development proposals in the Conservation Areas, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:*

- i. *Boundary treatments to highways and village lanes should comprise the use of native hedgerow, stone, brick or flint boundary walls or iron railings as appropriate to the immediate context of the site;*
- ii. *There should be no sub-division of the historic curtilage of listed buildings, unless it can be demonstrated that the historic significance of the building and its setting would not be harmed and;*
- iii. *Landscape schemes should include local indigenous trees and features that form part of the vernacular of the conservation area.*

### **Policy NE11 - Biodiversity, Trees, Hedgerows & Wildlife Corridors**

*Development proposals should have full and proper regard to the following biodiversity principles:*

- i. *Avoid the unnecessary loss of mature trees (respecting Tree Preservation Orders (TPOs) where applicable), hedgerows or other form of wildlife corridor, either as part of a landscape scheme and layout or as part of the construction works of a development scheme;*
- ii. *Where the loss of a mature tree or hedgerow is unavoidable, the proposals must*

*make provision on site for replacements;*

- iii. Developments should aim to secure a biodiversity net gain for the parish;*
- iv. Proposals involving the loss of scrubland or like habitats should retain one or more wildlife strips of scrub linked to adjacent areas of open space wherever possible;*
- v. For new homes, an owl box, bat box and/or bird boxes (particularly suited to their use by swifts, swallows and house martins) should be installed as an integral part of any house design;*
- vi. Wherever possible or appropriate, piped water courses should be re-opened in new developments linked to wetland creation; and*
- vii. Proposals that result in run-off of surface water into the stream or ditch/drain network of the village should ensure that the water flows through an appropriate sustainable drainage system.*

### ***Policy NEI2 - Footpaths & Bridleways***

*Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural or unique village character of the footpath or bridleway.*

*Proposals to create new pedestrian and cycle links from adjoining development schemes to a public footpath or bridleway, making use of materials that are consistent with the rural location, will be supported. The loss of mature trees and hedgerows should be avoided.*

### ***Policy NEI3 - Renewable Energy***

*Proposals for a solar energy array will be supported in principle, provided:*

- i. they are located and designed to suit the character of the local landscape;*
- ii. it is effectively screened;*
- iii. it will not cause significant harmful noise or light pollution; and*
- iv. It will not cause substantial harm to a designated heritage asset.*

### ***Policy LFS1 - Community Facilities***

*Proposals that help to sustain the viability of the community facilities listed in paragraph 9.1 will be supported, provided they conform to other land use policies.*

***Proposals that will result in either the loss of, or significant harm to, an identified community facility, will be resisted, unless it can be clearly demonstrated that the operation of the facility, or of another community use of the facility, is no longer economically viable, or that there is an alternative, accessible location within the same village.***

***Proposals to create new shops or commercial uses will be supported, provided they conform to other Development Plan and Neighbourhood Development Plan policies.***

***Insofar as planning permission is required, proposals to change the use of shops, pubs and other commercial units will not be supported unless it can be demonstrated that their continued use is no longer viable.***

### ***Policy LFS2 – Tourism, Sport & Leisure Facilities***

***Proposals for tourist, sport and leisure facilities, including the possible extension of the Chinnor and Princes Risborough Railway to a rebuilt Aston Rowant Station, will be supported, provided:***

- i. they are located and designed to suit the character of the local landscape; and***
- ii. they do not harm the special scenic beauty of the AONB or the special character and appearance of the Conservation Areas.***