

GREAT AYCLIFFE NEIGHBOURHOOD PLAN VISION

“To make Great Aycliffe a vibrant community the Neighbourhood Plan will seek to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive town”

Theme 1 - Environment			
Objective	Potential options	Considerations	Agreed Options by the group for proposals to be developed
1	To protect and retain the traditional green areas, open spaces and environment for the community	<p>Protect larger greens</p> <p>Protect Wildlife corridors</p> <p>Will help protect great-crested newts, orchids and other key species</p> <p>The outcome of the character assessment will provide a large amount evidence for environment.</p>	<p>Protect Aycliffe’s “special” green spaces</p> <p>a) Larger greens</p> <p>b) Wildlife corridors</p>
2	To alleviate existing, overwhelming parking problems whilst allowing grass to be retained as the dominant finish.	<p>Part develop green spaces</p> <p>Use green verges for parking</p> <p>Use geo-grid parking</p> <p>Existing highway rules and regulations</p> <p>Existing precedents already set</p> <p>Design and funding</p>	<p>Utilise green open spaces and grass verges wherever possible to alleviate parking</p> <p>Encourage the use geo-grid parking to protect the aesthetics of the environment</p>
3.	To retain and protect the green and leafy character of our area	<p>Ensure the tree-lined avenues are retained</p> <p>Historic character of the area</p> <p>Added to the protection of green spaces and wildlife corridors the character of the area can be retained</p>	<p>Protect the tree-lined avenues</p>
4.	To protect Aycliffe Village from urban sprawl	<p>Green wedge</p> <p>Protect green spaces north of the village</p> <p>Settlement Boundary</p> <p>Solar Farm north of the village</p> <p>Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.</p> <p>On the Advice of DCC planning authority and Steve Barker (independent Planner) a settlement boundary would be time consuming therefore not the best option</p> <p>Solar Farm – As technology is ever changing we are likely to see more PV applications over the lifetime of the plan therefore it would be more beneficial to encourage PV but set the criteria for the development</p>	<p>Green Wedge policy</p>

Theme 2 - Housing			
Objective	Potential options	Considerations	Agreed Options by the group for proposals to be developed
<p>5. All future developments should meet the needs of residents and be of good design By:</p> <p>a) Having sufficient suitable older persons accommodation provided when developments are near to services.</p> <p>b) Supporting the development of more two bedroomed accommodation.</p> <p>c) Avoiding small one bedroomed accommodation.</p> <p>d) Ensuring adequate parking and storage is provided.</p> <p>e) Ensuring the green and open feel, all new development should include sufficient green space to retain the garden city framework of the 'Beveridge vision'</p> <p>f) Ensuring all new developments are built to the highest energy efficiency standard, incorporating renewable energy measures, such as solar panels, where possible.</p>	<p>Prioritise older persons' accommodation and affordable housing</p> <p>Consider affordable bungalows</p> <p>Consider Woodham Playing fields for older persons' accommodation Consider Elmfield School site</p> <p>Adequate parking</p> <p>Garages – consider size</p> <p>Include open green spaces – character assessment</p> <p>Trees – character assessment</p> <p>Width of roads</p>	<p>Great Aycliffe's higher than average ageing population</p> <p>Larger footprint required for bungalows – viability test</p> <p>Communal gardens may be an option</p> <p>Historic Beveridge vision may influence density</p> <p>Different parking options to be considered</p> <p>Existing planning and highways regulations</p> <p>Will be guided by the character assessment findings</p>	<p>Sites close to the town centre (??? metres) an enhanced percentage of 2 bed bungalows/older persons accommodation rather than affordable We would consider smaller gardens</p> <p>Provision for bicycle parking e.g. shed</p> <p>Include a multi-purpose room to avoid bedroom tax and help deliver more two bedroomed properties – rather than just two bedroomed properties</p> <p>Specify a minimum size garage to accommodate an average car or provide alternative adequate off-street parking</p> <p>Ensure suitable and adequate green space is provided on new developments. Guidance in the character assessment must be followed.</p> <p>Developments built to the highest energy standards will be encouraged</p>
Theme 3 – Retail, Leisure and Economy			
Objective	Potential options	Considerations	Agreed Options by the group for proposals to be developed
<p>6. To facilitate and encourage improved retail provision for Newton Aycliffe</p>	<p>Soft Market Testing to ascertain retail interest in Newton Aycliffe</p> <p>Support for improved evening economy</p> <p>Encourage a wider range of shops</p> <p>Relaxing change of use</p> <p>Retail park</p>	<p>Improved retail provision was the overall main issue for residents</p> <p>Town Centre is privately owned</p> <p>Town includes largest business park in the North East</p> <p>New large employer and additional housing estates planned for the town</p> <p>'Shaping the Future' project – Business Park</p> <p>Will be guided by the outcome of the soft market testing</p>	<p>Keep retail needs under review</p> <p>Support the business park – shaping the future project</p>

7	To support and encourage local jobs for local people	Local labour agreements	Are legal agreements in place already Is there a suitably qualified workforce to meet any demands we place Will local people actually be employed	Investigate further
Theme 4 - Aycliffe Village				
Objective		Potential options	Considerations	Agreed Options by the group for proposals to be developed
	Protect Aycliffe Village from urban sprawl Protect and maintain conservation area and village greens	Settlement boundary Green wedge policy Reducing traffic and traffic speed along the A167	Need to keep a 'village feel' Do not wish to be incorporated into Newton Aycliffe or Low Copelaw development Conservation area already in place Village Greens already registered	Green wedge policy – to be included under ENVIRONMENT
Theme 5 - Sustainability and Climate Change				
Objective		Potential options	Considerations	Agreed Options by the group for proposals to be developed
	All future developments should be energy efficient	Breeam standard – non domestic Built to the highest design and quality standard possible Solar panels Renewable energy	Environmental improvements Economic benefits Constraints on developers - viability Changes in current legislation	Included under HOUSING
	Encourage development of renewable energy generation that is sensitive to the landscape of Great Aycliffe	Solar Farm at Demon's beck Specify potential sites?	Some renewable energy projects already in place on Business Park	1. Encourage a solar farm not site specific a) Limited overhead cables b) Substantial hedging A general criteria based policy should be investigate
Theme 6 – Transport and Access				
Objective		Potential options	Considerations	Agreed Options by the group for proposals to be developed
	Encouraging pedestrian and cyclist safety	Already working with DCC on this	A joined up programmed of work to address residents needs	none
	Join up cycle routes across the Parish	Already working with DCC on this	A joined up programmed of work to address residents needs	none
	Ensuring that the design and layout of new development prioritises the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist	NPPF	Already included in existing policy	Already covered in the NPPF and local planning policies May add some detail under HOUSING

	Requiring new development to provide for an appropriate level of cycle and car parking	Adequate widths of roads Adequate parking and storage needed	Existing planning and highway legislation Additional burden on developers' costs – viability issues	To be dealt with under HOUSING
Other Matters				
	Objective	Potential options	Considerations	Agreed Options by the group for proposals to be developed
	We need to ensure the Town Council are consulted in advance every time there are Section 106 or CIL monies available. How do we make sure this happens?		Our needs are different to other areas. Section 106 and/or CIL often spent on parks and play areas. May miss out on funding if not consulted early enough – priority tends to go to DCC issues.	Develop an appropriate policy
	Specific policy for prioritising local need for CIL spending		The priority for Great Aycliffe residents is for affordable homes and highway/road repairs. Spending may be earmarked for something residents consider a 'non-priority' area	Develop an appropriate policy