

Long Crendon Parish

Neighbourhood Plan 2013-2023

CONSULTATION STATEMENT



Published by Long Crendon Parish Council for consultation under the Neighbourhood Planning (General) Regulations 2012 as amended. Reg.15 of the Neighbourhood Planning (General) Regulations 2012

March 2017

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1. Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Long Crendon Parish Neighbourhood Plan (LCPNP). The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- ***Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;***
- ***Explain how they were consulted;***
- ***Summarise the main issues and concerns raised by the persons consulted; and***
- ***Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.***

1.1 Neighbourhood Area Designation

Figure 1 below shows the Neighbourhood Area, which was designated by the local planning authority, Aylesbury Vale District Council, on 7 October 2015. (Appendix 4.1 and 4.2)

The Parish Council published the area application as required by regulations and no adverse comments were received.

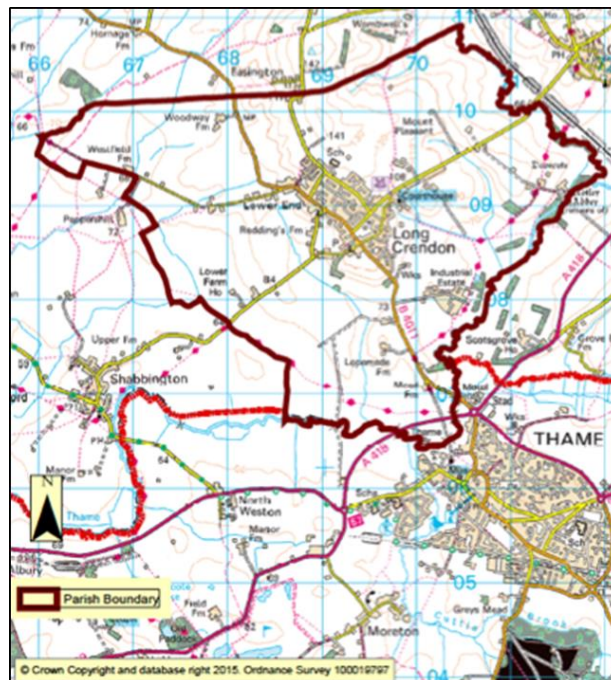


Figure 1: Designated Long Crendon Parish Neighbourhood Area

2. The Consultation Process

2.1 Dateline of Events

- Monday 20th July 2015: Long Crendon Parish Council agreed that it wants to develop a Neighbourhood Plan and a Neighbourhood Plan Steering Group (LCPNPSG) was formed. (Appendix 4.3)
- Monday 27th July 2015: first meeting of the newly formed LCPNPSG. (Appendix 4.4)
- August 2015: Long Crendon Parish Council appoints rCOH to work with the LCPNPSG to produce the Neighbourhood Plan after consultation with other Parishes in Buckinghamshire.
- 27th August 2015: First Community Workshop held in the Village Centre. The aim of this workshop was to discuss a vision for Long Crendon. (Appendix 4.5 and 4.6)
- September 2015 – October 2015: Initial Site assessment visits carried out by members of the LCPNPSG. (Appendix 4.7)
- 4th and 5th October 2015: Second Community Event held at the Village Centre. All residents were invited to attend an event held over two days to review the work of the LCPNPSG and to make comments on the needs of the Neighbourhood Plan and the initial site assessments. (Appendix 4.8 and 4.9)
- 17th and 18th January 2016: Third Community Event held at the Village Centre. All residents were invited to attend an event held over two days to review the work of the LCPNPSG. The LCPNPSG reported on the progress of the work to date and presented back to the community the outcomes from the comments raised at the previous event in October 2015. The details of the site assessments were presented on display boards for the community to review. (Appendix 4.10)
- The Steering Group met a total of 29 times between September 2015 and the submission of the Pre-Submission (Draft) Neighbourhood Plan on 10th October 2016.
- Members of the Steering Group met with representatives from AVDC to discuss elements of the Neighbourhood Plan as it progressed a total of 9 times combined with additional telephone 'meetings' during the period.
- June – October 2016 Letters were sent to Landowners confirming the intention to include their land in the Draft Neighbourhood Plan (Appendix 4.11).
- October 10th – November 21st 2016 Regulation 14 Pre-Submission Plan consultation (Appendix 4.12)
- November 2nd 2016: Pre-Submission Neighbourhood Plan presentation to the Community at the Village School (Appendix 4.14)
- Throughout this period regular updates have been provided at Parish Council meetings, on the village website and in the village "newsletter" – The Crendon Crier.

2.2 Early consultation

Long Crendon Parish Council decided to prepare a Neighbourhood Plan as it wanted to be able the community to further have a say in the future development of the village.

The group's first action was to inform the Local Planning Authority of the Steering Group and to designate a Neighbourhood Area.

The Parish Council informed the community of the parishes' intention to prepare a Neighbourhood Plan and started to recruit members of the community who wanted to be involved in preparing a Neighbourhood plan.

A Terms of Reference and Governance of the Steering Group was agreed (see Appendix 12) to govern the operation of the group.

The area application was approved in October 2015. The approved area application was published and the community was asked what they wanted the Neighbourhood Plan to contain at a Community Stakeholder event on 27 August 2015 (see Appendix 4.5).

2.2.1 Public and Stakeholder Communication

The public events were published by circulating an invitation (see Appendix 16) through the following channels:

- The Local magazine – The Crendon Crier
- Long Crendon School
- Local Councillors
- The Long Crendon Village Website – www.long-crendon.com and <http://www.long-crendon.com/neighbourhood-plan.php>
- Parish Council notice boards at Harroell and in the Square
- Each household in the Parish received an invite to the events

Comments received at the events gave a clear steer of where the group should invest their time.

2.3 Consultation Advice

The Steering Group sought clarification as to what evidence would need to be produced from AVDC. Once the Steering Group had a clear understanding of what was needed it was clear that professional help would be required and the Council agreed to employ a professional consultant to assist with the production of the Neighbourhood Plan to reflect what the community had requested. Neil Homer from rCOH was appointed in July 2015.

2.4 Action Workshop

In August 2015 a Vision Workshop was held which led to the Steering Group publishing its Vision Statement as contained in the Pre-Submission and Submission Neighbourhood Plan.

The Vision Statement was presented along with relevant facts to support the need for a Neighbourhood Plan at the community event in October 2015.

2.5 Public and Stakeholder Consultation

Two Open Community Events were held to support the development of the Neighbourhood Plan.

The first, in October 2015, was held over two days at the Village Centre. The aim of this event was to review the work of the LCPNPSG and to make comments on the needs of the Neighbourhood Plan and the initial site assessments.

The Second Open Event was held in January 2016 at the Village Centre. The aim of this event was to allow the community to review the work of the LCPNPSG to date since the previous workshop. The LCPNPSG reported on the progress of the work and presented back to the community the outcomes from the comments raised at the previous event in October 2015. The details of the site assessments were presented on display boards for the community to review. A total of 285 people registered at the event held in January 2016.

2.6 Consultation with AVDC

Regular contact had been maintained with senior officers in the AVDC Forward Plans Department via e-mail, telephone and meetings to keep the officers up to date with the development of the Long Crendon Neighbourhood Plan.

2.7 Pre-Submission Plan Consultation

- Pre-submission plan published with invitation to comment (through noted channels and various stakeholders)
- Copies lodged as per regulations
- Presented to community on 2nd November 2016
- Copies also made available in library

The Pre-Submission Plan was published and an invitation to comment (see Appendix 4.12) was published as per Neighbourhood Planning (General) Regulations 2012 Part 5 (a), through the channels listed in 2.6 as per Neighbourhood Planning (General) Regulations 2012 Part 5 (b). Additional invitations were sent to stakeholders, statutory consultees, local groups and utilities (see Appendix 4.13).

Copies of the Pre-Submission Plan were sent to the Local Planning Authority as per Neighbourhood Planning (General) Regulations 2012 Part 5 (c).

The Pre-Submission Neighbourhood Plan was presented to the community at an event in the School on 2nd November 2016 by the LCPNPSG. (Appendix 4.14). This event was attended by 179 People.

Copies of the Plan were available in the Long Crendon Library.

Comments made by the Community in response to the Pre-Submission Neighbourhood Plan Consultation were reviewed and categorised by the LCPNPSG after the end of the Consultation Period (10/10/16-21/11/16).

2.7.1 Pre-Submission Plan Feedback

A Total of 251 responses were received, which in some cases covered multiple issues. These were reviewed and categorised by LCPNPSG into the following areas¹:

- Transport [22 on general village traffic, roads and parking aspects plus site specific comments covered below]
- Infrastructure [12 on general village, schools, surgery & sewage]
- Amenity [18 on general amenity required/desired and overall planned provision plus site specific comments covered below]
- Views and Landscape [19 mainly on impact on the views and attractive landscape of the Chilton road application plus the general need to retain views to/from the village, plus further site specific comments covered below]
- Specific issues for identified sites (of relevance to the pre-submission) of:
 - Sycamore Close [38]
 - Sandy Lane [18]
 - Westfield [8]
 - Madges Farm [14]
 - Drakes Drive [133]
 - Wainwrights [3]
- Settlement Boundary [18]
- Planning approach [40 on site sizes, plan staging and time-scales]
- Other [9 on housing types, 3 on design principles, 2 on bio-diversity, 3 on local green spaces and 3 on Heritage assets]

The sections below summarise the points raised by the consultation and the responses to them (including a brief outline of the resulting changes to the NP, and in some cases on going actions for future iterations of the plan) for each of these main areas.

Note other comments that were not materially related to planning matters have not been included.

¹ The numbers in brackets indicate the number of responses that referred to each of these areas, though these mentions range from simple comments of support to extensive detailed questions.

3. Responses to the consultation comments

3.1 Transport (General village traffic, roads and parking aspects)

3.1.1 Summary of consultation feedback

The pre-submission plan does not specifically contain policies for either traffic or transport, as they are not the responsibility of AVDC or directly planning issues. However, both are mentioned throughout the document as key concerns that influenced the approach to the plan and choice of sites.

The feedback from the pre-submission plan covered the following:

- General concerns on the increasing volume and weight (more lorries) of traffic along the B4011 between growing Thame and Bicester through the Square. Especially when any incident along the route (roadworks, accident or breakdown) which readily causes traffic to be backed-up through the whole village.
- Road safety concerns around the primary school on Chilton road, and in places where the pavements are too small and our roads too narrow to cope, particularly on Sandy Lane and Westfield
- if the plan sufficiently responds to potential traffic issues.
- The need for traffic management/calming and highways improvements (including the need to relieve traffic between Long Crendon, Thame and Haddenham station - particularly at peak times. (noting that this could be done with appropriate cycle paths).
- The view that developments on smaller/infill sites would increase the traffic through the village and be more disruptive than larger developments outside the village boundary.
- The need for improvements in public transport services
- Specific concerns about access to and from individual sites namely Sycamore Close, Sandy Lane, Westfield, Madges Farm, Drakes Drive and the 'Appealed' development on Chilton Road – all of which are covered in their specific sections.

3.1.2 Response

It is inevitable that increasing the number of houses in the village will increase traffic load. The neighbourhood plan limits this because it only covers a limited increase in housing at sites spread across the village mitigating significant increases in the main traffic flow on the Thame to Bicester road, through the village and associated key junctions. Additionally:

- Following the consultation, the Sycamore Close site has been removed from the plan (see below).
- The Sandy Lane (east) development has been removed from the plan.
- The landowners on the corner of Westfield have consented to improving traffic access and visibility as part of their development programme. The verges at the entrance to Westfield are wide enough to allow reductions on

both sides of the road. This will ensure that traffic is able to pass during development and ongoing for the future.

Once final target numbers are known and the plan is revised to cover the period to 2033 then traffic considerations for any additional sites will need to be considered to continue to minimise this impact.

On road safety issues:

- The area around the Primary school remains a major concern and will become an even bigger problem should the Gladman's appeal on the Chilton Road site be successful in April 2017.
- The revised smaller number of homes on the west side of Sandy Lane (2 x5) should not unreasonably increase traffic risk or volume in this area.

Whilst developments are taking place, it is intended that development conditions will be placed upon the developers to mitigate traffic congestion including:

- Restrictions on both working hours and deliveries to and from the sites
- measures for traffic entering and leaving new developments safely
- No skips outside the sites
- Road cleaning weekly to keep mud levels down

Traffic congestion will further be improved through the planning and delivery of improved pedestrian and cycle routes around the village and this is included within the Neighbourhood Plan. In the future, post 2023, as the plan develops a cycle route linking Long Crendon to Thame and Haddenham and Thame Parkway station will be considered as a priority.

The Parish Council will continue to investigate Improvements in public transport services provided by BCC, where we would expect that these will be improved at least in line with general increases in Long Crendon population but also will be considered as a specific item for any major new sites going forward.

3.2 Infrastructure (Policies LC8, LC9 and LC10)

3.2.1 Summary of consultation feedback

Like traffic, the pre-submission plan did not specifically contain a policy for infrastructure, although LC8 covers the village square, LC9 the school, and LC10 community facilities. These are however clear key concerns over wider infrastructure matters that, if not addressed, will impact upon the village. In particular, the consultation feedback covered the concerns around the need for infrastructure improvements in line with any increases in housing numbers in the areas of:

- School places
- Surgery facilities and capacity
- Sewage works capacity
- Parking capacity (particularly close to the Square)

3.2.2 Response

Infrastructure improvements to our roads, parking facilities, the school, the sewage treatment works and the provision of a cycle path whilst desired are not necessarily within the remit of the Neighbourhood Plan as they are the responsibility of Bucks County Council (and Thames Water) and are not AVDC planning issues. Therefore, we will seek improvements through engagement with the relevant authorities as appropriate.

The feedback from Bucks CC on the provision of school places, is that these are calculated based on groups of schools (planning areas) that reflect local geography, reasonable travel distances and patterns of supply to meet Local Authority demands.

Whilst schools are close to capacity across the area there is still some scope for smaller scale expansion if needed to accommodate any increased demand from the relatively small scale growth allocated in the neighbourhood plan but this is not sufficient to justify the expansion of Long Crendon School by another form of entry as it would result in the creation of surplus places.²

Whilst the sewage treatment works is ostensibly the remit of Thames Water it could be a matter for consideration alongside other issues on Drakes Drive so we will seek to consider this aspect as part of the consideration of Drakes Drive as potential site for the extension of the plan from 2023 to 2033.

We understand the doctors' surgery is currently undertaking further due diligence with NHS England to consider whether it might be expanded and/or re-sited.

3.3 Amenity

3.3.1 Summary of consultation feedback

There is a general need for more amenity in the village in the areas of:

- more football pitches,
- proper linked footways and cycle ways within the village,
- safe pedestrian crossing points on the main arteries through the village, and
- a safe footpath and cycle path to Thame

Comments also questioned whether smaller sites contained in pre-submission plan provided sufficient amenity, whereas larger sites would provide higher levels of amenity.

3.3.2 Response

The Neighbourhood plan concurs with the respondents that there is a need for these additional amenities.

² Typically around 700 new homes are equivalent to an additional form intake (based on BCC pupil yield rates)

However, we are also aware that some, if not most of these are outside of the control of the Parish council, (albeit LCPC can influence developers and agree amenity with land owners and developers).

We do recognise that larger sites will garner increased levels of amenity, but acknowledge that this should not be at the cost of development in excess of our housing target, particularly as the number of houses the village is required to deliver could change in the future. Therefore, any over development would simply add to the strains on our existing amenities.

The Parish Council will continue to seek ways of attracting funding and improving amenities for the benefit of the village including section 106 money where possible, and negotiations with the relevant authorities.

A safe footpath and cycle path to Thame will be prioritised when assessing sites that will extend the plan period from 2023 to 2033.

3.4 Views and Landscape (policies LC14 and LC16)

3.4.1 Summary of consultation feedback

Several comments were received that mentioned special views and landscape as important and requiring their preservation including:

- Views to and from the Chilton Road site adjacent to the ruins of an Iron Age Fort attracted a significant number of comments alongside many comments regarding the objection to this site by the Parish Council and AVDC. Many members of the community wrote letters of objection to AVDC and the Planning Inspector to support AVDC's case at the continuing Appeal.

The feedback noted that the rural character of much of the northern part of the village would be seriously blighted by this (Gladman) intensive development. The arguments were considered in the Site Assessment Report, included in Annex A of the village Plan. The Chilton Road development failed on 7 of the 10 criteria in the assessment and was marginal on 2 of the others – provision of public open spaces and amenities – both of which would have had very limited practical value, given their distance of around 2/3 mile from the village centre. In any case the developer is clearly not offering any such amenities.

- Views from Wainwrights across the Chilterns being compromised because of the now permitted development at that site.
- The view across the lower part of Sandy Lane.
- Views around the land at Westfield.

3.4.2 Response

All the views in Long Crendon are important to the people that live in the village. The land surrounding Long Crendon is protected by the Area of Attractive Landscape (AAL) designation by AVDC in their report "Defining the special qualities of local landscape Designations in Aylesbury Vale District".

To further enhance the views and protection of the landscape around Long Crendon the Neighbourhood Plan and the Landscape Evidence report will be amended.

After review of the comments from the pre-submission plan, and on advice from the consultants employed by the PC the reference to the Area of Attractive Landscape, in which Long Crendon is situated, will be enhanced in the Neighbourhood Plan. No additional landscape designations are to be adopted as it was felt that this would not provide any additional meaningful protection.

Specifically, the introductory paragraphs to the Neighbourhood Plan will be updated to include stronger reference to the support the Plan gives to the Area of Attractive Landscape across Long Crendon. Reference will also be made in the Policy LC14 (Key Views) to reference the level of Support from the community for the Area of Attractive Landscape and the views it creates and enables.

Policy LC16 (Area of Special Landscape Value) has been removed from the Submission Neighbourhood Plan as reference will now be incorporated, as above, to highlight the benefit of the Area of Attractive Landscape throughout the document to enhance its standing.

The Local Green Space and Landscape Study Report that accompanies the NDP has like-wise been amended to:

- outline the support for the AAL.
- remove Local Green Space designation from the Long Crendon School Playing field as recommended (since this is owned by Bucks CC and as such cannot be designated as Local public green space).

The proposed development site at Chilton Road was rejected by AVDC and the Parish Council and rejected in the Neighbourhood Plan based on the detailed site assessment carried. Details can be read in the Site Assessment Evidence Report. These include the negative impact on views and the landscape. Further planning weight is applied by the clearer reference to the AAL which includes the land off Chilton Road.

3.5 Sycamore Close (policy LC4)

3.5.1 Summary of consultation feedback

Whilst there was some support from some residents for the general provision of retirement houses with close access to the village square and other village amenities, there were strong objections to this site on the grounds of:

- The traffic/access on the exit onto the junction with Bicester Road and Chearsley Road.
- The traffic in a quiet cul-de-sac as it is used by children as a play area where the existing road is too narrow for emergency vehicles.
- Houses on the steep site will spoil the views into the village.
- The lack of consultation with residents prior to including it in the Neighbourhood Plan.

- The fact that the land in question has a restrictive covenant preventing access and building.

3.5.2 Response

A covenant relating to the land that was identified during the pre-submission plan period, where the parties involved currently interpret it differently as to the legitimacy of any restriction in developing the land. Whilst there is such a dispute the site cannot be included in the plan since there is no guarantee that development could be delivered during the plan term. Consequently, this site has been withdrawn from the Submission version of Neighbourhood Plan.

It is also recognised that this site would lead to an increase in the traffic impact on the junction with Bicester road, whilst it may not be major for a small number of additional houses, it would contribute to other overall traffic concerns noted in the traffic section above. However, Bucks CC Highways did not offer any objections to this development proposal at pre-submission. Due to the covenant issue these concerns have not been further addressed at this stage.

3.6 Sandy Lane (policy LC5)

3.6.1 Summary of consultation feedback

The policy in the pre-submission plan referred to two areas off Sandy Lane:

- Two small parcels of land to the west of Sandy Lane, where up to 5 houses were proposed on each of these
- A larger parcel of land to the east of Sandy Lane which would be reserved for housing development and green space beyond the plan period or within the planned period if a greater number of houses were required in the plan period or if other sites failed to obtain planning consent before 31 March 2020

It was stated at the village community pre-consultation meeting that the second of these areas, should not have been included in the pre-submission plan, but understandably the feedback covered both parcels of land.

The feedback on this area covered:

- Concerns about the pedestrian and vehicular restricted access, and traffic on the constrained Sandy Lane and/or Frogmore Lane
- Concerns over the loss of rural landscape and views primarily related to the larger parcel of land to the east of Sandy Lane
- The remoteness of the sites from the village and the need to provide appropriate safe pedestrian access to the heart of the village
- The fact that the proposed sites would not provide any amenity for the village

3.6.2 Response

The impact of increased traffic and reduced access is recognised and despite the challenging access, mitigating actions will need to be considered by developers.

However, it should be noted that the road already serves as a bus route and the impact is much reduced because of the reduced proposed level of development.

It has been decided therefore to remove the larger development East of Sandy Lane from the Neighbourhood Plan and from being within the settlement boundary and so limiting this to the two smaller proposed developments west of Sandy Lane.

3.7 Westfield (policy LC3)

3.7.1 Summary of consultation feedback

A relatively small number of feedback comments were raised related to this policy. These were related to

- Concerns on access and egress issues, given that earlier Bucks Highways consultations had prompted concerns in this area
- A lack of clarity on the proposed number of houses
- Provision of pedestrian access to the sites

In addition, the landowners were concerned that that they would be gifting land to Bucks Highways.

3.7.2 Response

The access and egress for the two small sites will be addressed by:

- Ensuring that Part of the development on the West side will include using a small piece of land at the end of the orchard to improve the visibility of traffic leaving Westfield Road onto the Bicester Road
- The verges either side of Westfield range from between three and four metres wide. Reducing the width of the verges either side of Westfield road (which currently range between three and four metres) to enable the developers to widen the carriage way and provide a foot path to the end of Westfield and allow traffic to pass safely to and from the sites
- Where possible planning and delivering the development schemes for both small sites together, so that their combined effects can be properly assessed and mitigated as necessary

The submission plan also includes revisions to clarify the number of houses as

- Approximately 8 houses on the land north of Westfield road, and
- Approximately 5 houses on the land south of Westfield road
- Landowners have requested at least two semi-detached, more affordable properties within the eight on the right-hand side.

The Parish Council will work very closely with the landowners to ensure that both the above concerns and the landowners concerns are covered throughout the development process. There will be no gifting of land to Bucks Highways.

3.8 Madges Farm (policy LC2)

3.8.1 Summary of consultation feedback

Though there were some re-iterations of previously raised objections to this site, there were few comments directly relating to the proposed development of Madges as per the proposed policy. There were however, several concerns over any options to further extend development to the north of this to form the so-called 'Madges 2'.

3.8.2 Response

The Neighbourhood Plan limits the housing on the Madges Farm site to 41 and does not provide for any larger development.

Any extension of this site in the future will be considered in terms of the number of houses required to be built post 2023, how well it fulfils the site assessment criteria and compares with other sites at that time.

3.9 Drakes Drive

3.9.1 Summary of consultation feedback

A considerable proportion of the feedback (around 53% of all responses) on the pre-submission plan raised points on Drakes Drive (See Table 1). These comments were polarised on support and opposition to the inclusion or omission of Drakes Drive in the Neighbourhood plan.

69 responses directly supported its inclusion for the following reasons:

- Views that it would be the best option on traffic grounds, since it would mean less traffic from new developments going through the village compared with other options.
- As a larger development, it would provide better amenity than other smaller sites.
- It will provide for the longer-term housing numbers (to 2033) currently expected to be required and its ability to negate the need for development on other locations.

Around a further 21 responses were also supportive of inclusion, but expressed concerns over:

- The number of houses that would be included and the potential for creep in these numbers.
- The types of houses that would be included.
- The approach of rectory homes (the potential developer), in their interaction with the village, PC and LCPNPSG.

44 responses were against the inclusion through a combination of issues, including:

- Views that it would become a satellite development, remote from the village and separated by the sewage works.
- Significant concerns on controlling the number of houses and development creep.

- Views that provision of a football pitch is insufficient amenity for the size of development.
- Lack of trust in the developer and their ability to take on board the needs of the village.

Support (69)	Support with concerns (21)	Against (44)
General support (27) Multiple reasons (16) Traffic/Access aspects (9) Amenity aspects (9) Provides longer term housing numbers (1) Support – but understands concerns (7)	Number of houses/Development creep/location (17) Rectory approach (2) Site design/traffic/housing types (2)	General (8) Uncontrolled numbers/development creep (6) Sewage works/location (7) Satellite (11) Rectory homes approach (3) Insufficient amenity offered (3) Traffic/other (5) Views (1)

Table 1: Breakdown of Comments referring to Drakes Drive

3.9.2 Response

Whilst there are some potential advantages in developing Drakes Drive, there are also several significant concerns³ and material issues that need to be resolved before it can be considered for inclusion in the Neighbourhood plan.

It is acknowledged that traffic flow resulting from Drakes Drive would, in some respects, be less than from other development sites identified within the Neighbourhood Plan. However, whilst peak hours traffic would not pass through the village, it could create additional congestion at the Drakes Drive roundabout. Also it is considered that due the steep terrain, it is unlikely that pedestrians would walk to the village centre thereby creating additional traffic and parking congestion as compared to some of the sites included within the Neighbourhood Plan.

If Drakes Drive was included within the Neighbourhood Plan it would not be as an alternative but in addition to the sites currently included with the Neighbourhood Plan potentially delivering significantly more than the required number of houses.

Initial post pre-submission discussions with Rectory Homes established that if Drakes Drive was to be included within the Neighbourhood Plan that the development would comprise 150 houses built over the plan period providing amenity of one football pitch and a club house in the neighbouring field. The provision of a cycle path to the Thame roundabout was not included by Rectory on grounds of expense and complexity.

³ As well as those views expressed in the village consultation, a senior policy advisor at AVDC (Peter Williams) commented that "I find it difficult to see how land in this area (Drakes Drive) could be properly linked to the village. The danger would be that the area would instead be an isolated group of houses without a clear connection to the village which then might be just commuter housing with no functional connection to the village. This could be viewed as an unsustainable location which would encourage use of private transport and act against the creation of healthy communities as described in paragraphs 68 and 69 of the NPPF. There is also the proximity to the sewage works."

In relation to amenity, LCNPSG felt that it did not provide a sufficient level of amenity and that egress into the neighbouring field was unwarranted considering that the owner had already expressed an interest in it being developed at some time in the future.

Many of these issues have been discussed in subsequent meetings with Rectory homes who now understand the difficulty the village has regarding the uncertainty over the number of houses and the wider concerns regarding the site.

In conclusion, the inclusion of Drakes Drive in the next iteration of the neighbourhood plan post 2023 will be determined by the required number and phasing of houses to be built as well as the corresponding level of amenity. Prior to 2023 LCPC will re-convene discussions with Rectory who have stated their desire to work with LCPC.

3.10 Wainwrights

3.10.1 Summary of consultation feedback

Whilst the Wainwrights site was not included in the pre-submission plan, outline planning permission was granted by AVDC at the beginning of the consultation period. The consultation still provided some responses, mainly expressing disappointment about this AVDC decision which went against a significant number of objections (260) from village residents.

3.10.2 Response

The site at Wainwrights was not originally part of the plan as specified in the original Site Assessment Evidence Report. However, due to the timescales involved in the creation of the Neighbourhood Plan, it has now been included since it has been approved by AVDC for 19 homes.

It is expected that the land at the bottom of the field will be gifted to Long Crendon Parish Council in perpetuity providing the village with control over any future development on this land.

Including this has also led to an amendment to the Settlement Boundary to cover the part of the site where the housing will be located.

3.11 Settlement Boundary (Policy LC1)

3.11.1 Summary of consultation feedback

There were some responses that specifically included reference to the Settlement boundary. These included:

- Views that the boundary was too tight and did not allow for any large expansion of the village housing or for amenity.
- Support to not expanding the existing boundary any further.
- Questions on why the boundary was drawn through some of the gardens on the perimeter of the village,
- Suggestions that the boundary should be moved to exclude settlements in Sandy Lane and Frogmore Lane.

3.11.2 Response

The purpose of the settlement boundary is to determine the perimeter of the area designated for development and to provide a boundary beyond which should remain undeveloped as open countryside.

To expand the settlement boundary further could lead to excessive development.

We have recognised that drawing the Settlement Boundary through some gardens and excluding some settlements in Sandy lane and Frogmore Lane was confusing and consequently the Settlement Boundary has been clarified by redrawing it to:

- encompass all properties and gardens, where relevant, on the perimeter of the village;
- include the additional land on Wainwrights where AVDC have granted planning permission;
- exclude the land East of Sandy Lane and
- exclude the land off Sycamore Close.

3.12 Planning approach (site sizes, staging and time-scales)

3.12.1 Summary of consultation feedback

The pre-submission plan was based on a timescale to 2023 rather than to 2033 because of uncertainties in the overall numbers of houses required to 2033 and the potential impacts from impending decisions and appeals on existing applications.

It is planned to provide an update/new iteration of the plan to 2033 when these uncertainties are resolved and clarified as result of completion AVDC's VALP and clarity of decisions for some of the existing planning applications.

The feedback contained several comments in support of this approach and several comments challenging the approach.

An initial plan that provides some control for limited period, noting that the longer-term targets may change, was supported by several responses, though these recognised that more work would be needed later, whilst others wanted one plan to 2033.

The challenges were mainly around:

- If the timescales would be acceptable or not, since the approach was thought to be novel
- The relative small sites and in-filling in the initial plan, offering little amenity compared with the use of larger sites for the longer-term view

3.12.2 Response - Timescales

Whilst AVDC stipulate that Long Crendon should deliver 231 houses by 2033, regulations state that a Neighbourhood Plan need only provide a 5-year land supply. On a pro-rate basis, this equates to delivering 82 houses by 2023, which is provided within the Neighbourhood Plan.

The Neighbourhood Plan will be re-visited prior to 2023 to ensure that we maintain the required future land supply. The quantum of housing post 2023 will be determined by any change to future government targets contained in AVDC's VALP, the outcome of current planning applications and number of houses built within the plan period

The Vale of Aylesbury Local Plan (VALP) has not been finalised at the time of Submission of the LCPNP (February 2017).

3.12.3 Response - Small Sites

The sites at Sandy Lane and Westfield provide opportunity for small scale development to meet the needs of the community. Not all the community are averse to these sites and they received support from many people across the village.

The site at Sycamore Close has been deleted from the Submission version of the NDP.

The strategy adopted in this plan proposes development of a number of homes to meet the requirements for growth of this village to 2023. During this time further research can be carried out based on the knowledge of the actual numbers of homes needed across the area. This plan provides the basis for such a strategy.

The Village Plan was reviewed as part of the development of the NDP. Much of the initial research to develop the NDP referenced the 2009 plan. Since 2009 the planning landscape has changed. In the 2009 plan reference was made to the fact that "...people feel strongly that it [new housing development] should be restricted to within the existing village boundaries'. This is not feasible given the scale of development the village must accommodate.

3.13 Other (those comments that did not readily fit into the above areas)

3.13.1 Housing Types (policy LC6)

Summary of feedback

There some feedback re-enforcing the need for a mix of housing types, including affordable housing and housing for the elderly. A small number of these felt that the initial plan did not guarantee that these would be delivered.

Feedback from village consultations identified the need for retirement housing for residents wishing to downsize but stay in the village

3.13.2 Response

The current Neighbourhood Plan specifies a mix of locations for housing and refers to the need for affordable housing in the village as per the AVDC guidelines. The proposed developments at Madges and Wainwrights will require 13 of the 41 houses to be classified as affordable. Policy LC6 specifically covers the needs of the older population.

3.14 Design principles (policies LC11 and LC12)

3.14.1 Summary of feedback

The small amount of feedback on these policies considered that they were too prescriptive and could lead to a lack of variety around the village. It was suggested that these should be relaxed a little to allow for natural evolution, which could on occasion mean that a property of alternative character may be considered/permitted.

3.14.2 Response

These valid points have been assessed and addressed via revisions in the Submission version of the Neighbourhood Plan.

Design guidelines and guidelines for design in the Conservation Area are incorporated in the NDP (Policy LC11 and LC12)

3.15 Green Infrastructure and Bio-diversity (policy LC17)

3.15.1 Summary of feedback

The small amount of feedback in this area suggested some wording changes to enhance this policy, and drew attention to the rare but locally present Brown Hairstreak butterfly, which should be managed.

3.15.2 Response

Further action will be taken to investigate the Brown Hairstreak butterfly breeding on Drakes Drive sites as part of the discussions referenced in section 3.9.2.

3.16 Local Green spaces (LC15)

3.16.1 Summary of feedback

There were a small number of questions whether the following could be included as green space:

- Sandy lane
- Lower Furlong (land from Wain Hill to Industrial estate)
- Harroell rec
- Lower end Green

3.16.2 Response

For a site to qualify for designation as a Local Green Space, it must meet each of the criteria set out in paragraph 77 of the National Planning Policy Framework (NPPF). These require that the site in question:

- is in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance; (for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife)

- is local in character and not an extensive tract of land

There were 3 sites in the village that the Steering Group believed fully met the criteria plus the Long Crendon School playing fields owned by Bucks County Council. The School playing field has subsequently been removed from the LGS designation on advice from BCC.

3.17 Local Heritage Assets (policy LC13)

3.17.1 Summary of feedback

There were a few questions /clarifications relating to the listed heritage assets. These resulted from confusion in the wording of the pre-submission plan as to the definition of local heritage buildings.

3.17.2 Response

The wording of Policy 11 has now been altered to confirm that it applies only to Buildings of Note, listed in Appendix B.

4. Index to Appendices

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Appendix 4.2	Formal notification by AVDC of the approval of the Long Crendon Neighbourhood Area
Appendix 4.3	Long Crendon Parish Council Planning Committee Minutes of the Meeting agreeing to prepare a Neighbourhood Plan (20/7/15).
Appendix 4.4	Long Crendon Neighbourhood Plan Steering Group (LCNPSG): Minutes of first meeting 27-7-15
Appendix 4.5	Agenda for First Community Stakeholder Workshop held 27 August 2015
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Appendix 4.13	Pre-Submission consultee list for Long Crendon
Appendix 4.14	Invitation to Public Consultation
Appendix 4.15	Opening Presentation Slides for Community Presentation of Pre-Submission Neighbourhood Plan 2/10/16

4.1 Application for designation of neighbourhood area for Long Crendon

LONG CRENDON PARISH COUNCIL

4 Bowmont Drive * Aylesbury* Bucks* HP21 9UH

Tel 01844 208007 or 01296 483444

E mail longcrendonpc@btinternet.com

www.long-crendon.com



Mr. D Broadley
Senior Manager (Forward Plans)
Aylesbury Vale District Council
The Gatehouse
Aylesbury
Bucks HP19 8FF
4th August 2015

Dear Mr. Broadley,

Application for designation of neighbourhood area for Long Crendon Parish Council

I am writing on behalf of Long Crendon Parish Council to apply for the designation of the parish of Long Crendon as a neighbourhood area under Regulation 5 of the Neighbourhood Planning (General Regulations) 2012 as the Parish council intends to develop a neighbourhood plan for the parish. Regulation 5 requires the following documents to be supplied with the application:

1. A map of the area in question. (AVDC will supply)
 2. A statement explaining why the area is considered appropriate to be designated
 3. A statement that the body making the application is the relevant body for the purposes of section 61 G of the 1990 Act.
- Long Crendon Parish Council operates within the confines of the Long Crendon Parish Boundaries shown on the map to be attached. The application refers to the whole of the parish and is considered as being appropriate to be designated as 'The Long Crendon Parish Neighbourhood Area'.

We understand that under the Localism Act 2011 section 61 F a parish council is authorised to act in relation to a neighbourhood area if that area consists of or includes the whole or part of any area of the council. We confirm that Long Crendon Parish Council is a constituted parish council which makes this council the relevant body to act on behalf of the parish in this context.

Long Crendon Parish Council has resolved to create a Neighbourhood Development Plan, based on consultation with key local interest groups and residents to generate research and evidence which will ensure, through Planning Guidance, that the village and parish develop in such a manner as to protect the area's heritage, maintain its attractiveness, provide for housing needs and build for a sustainable economic future. Long Crendon Parish Council does not oppose development in principle but recognises that there are competing pressures which such activity will bring to the already over utilised infrastructure in the area.

In applying for designated area status, the essential aim of any resultant Neighbourhood Plan will be* to:

1. Preserve the character of Long Crendon as an attractive large village in south Buckinghamshire
2. Retain a distinct community, protect and cherish the natural and physical heritage of the parish
3. Meet defined housing needs in a manner commensurate with the LDF and character of the designated area during the period of the plan
4. To consider the employment needs of the parish in a manner commensurate with the LDF and character of the designated area
5. Ensure a flourishing commercial, retail business and economic environment
6. Facilitate the needs of residents in the areas of education, health, leisure, recreation, sport and transport
7. Ensure that Long Crendon is a good place to live with facilities for young and old alike
8. Maintain and protect the natural environment and availability of green spaces within the designated parish boundaries
9. Maintain on-going dialogue with local organisations, developers, individuals and AVDC to ensure that agreed LDF criteria are met throughout initial development of the Neighbourhood Plan and beyond.

* Subject to development and agreement by the appointed Neighbourhood Plan team.

Yours sincerely,

Grant Stevens
Parish Clerk.

4.2 Formal notification by AVDC of the approval of the Long Crendon Neighbourhood Area

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Forward Plans

Direct Line: 01296 585461

Switchboard: 01296 585858

Textphone: 01296 585055

Email: planningpolicy@aylesburyvaledc.gov.uk

Our Ref: 03/04/Neighbourhood Planning

Your Ref:



7 October 2015

Emailed to: longcrendonpc@btinternet.com

PLEASE FORWARD TO MEMBERS OF THE NEIGHBOURHOOD PLANNING TEAM

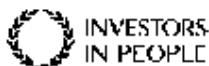
Dear Grant Stevens,

This is a formal notification that the Long Crendon Neighbourhood Area has been agreed by AVDC. The parish is now designated as a Neighbourhood Area, which allows you to submit a Neighbourhood Development Plan to AVDC for the publicity consultation and an examination to be undertaken. Should you decide to amend the neighbourhood area boundary, the consultation process will need to be undertaken again.

Kind regards

Olivia Wojniak

Neighbourhood Planning Officer (Forward Plans)
01296 525461



The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF
DX 4130 Aylesbury 1
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4.3 Long Crendon Parish Council Planning Committee Minutes 20/7/15

- LONG CRENDON PARISH COUNCIL**
Minutes of the Planning Committee meeting held in Sports Pavilion, Cheersley Road
on Monday 20th July 2015 at 19.30 hrs
- PRESENT.** Cllrs. R Thurbon (Chairman), S Butler, J Asher, C Cozens, B Smith and R Willis.
M Rumble (Preservation Society)
G Stevens (Parish Clerk), J Goddard (Press)
24 members of the public attended.
- 49/15 PUBLIC PARTICIPATION.**
Mr. P Rose and Mrs. S Holding both spoke regarding the proposal from Gladman to build 75 houses on Land off Chilton Road. They both expressed the concerns and forward thinking of a group of residents who had met on this matter. The Chairman thanked both speakers and their comments were noted for when this item is discussed in the order it is on the agenda.
- 50/15 APOLOGIES FOR ABSENCE.**
District Councillor M Hawket
- 51/15 MINUTES OF THE PREVIOUS MEETING.**
It was **RESOLVED** that the Chairman be authorised to sign the minutes of the meeting held on 15th June 2015 as a true record.
- 52/15 DECLARATION OF INTEREST.**
None
- 53/15 PLANNING APPLICATIONS.**

The following responses to AVDC were agreed for the applications considered.

15/01963/APP	5 Burns Close Demolition of existing bungalow and erection of two detached dwellings. The committee had several reasons for objecting, mainly size of the development, overlooking neighbours, access etc. Full details are shown on the AVDC planning website. The Committee also notified AVDC that they will attend the Development Control Committee if the application is approved by the Case officer.
15/02096/APP	Land adj. to Broad View, Westfield Rd. -Erection of two storey detached dwelling with access, parking and amenity space. No objection.
15/001915/APP	Land adj. to Honeysuckle cottage, Frogmore Lane. -Removal of existing cottage and erection of one dwelling. No objection.
15/01991AOP	Land at Cophill 18 Cheersley Rd. -Outline application with access to be considered and all other matters reserved for the erection of one detached two storey dwelling with associated parking and amenity space. No objection.
15/02145/ACL	Brodyer 22A High street -Application for lawful development certificate for single storey rear extension. Noted this application had been withdrawn.
15/00995/APP	Amended Plan. 7 Giffard Way- Erection of part two storey rear and single storey rear and side extension and front porch. No objection.
15/02214/APP	61 High Street -Removal of condition 5 of planning permission 09/00570/APP to allow occupation of the existing self-contained annexed independently and separately of 61 High Street. No objection.
15/02223/APP	4 Burts Lane -removal of existing render and exposure of the existing stone walls. New render and exposure of the historical features. (part retrospective) No objection.
15/02269/AOP	Rankin Bros-Unit 3 C to 3D Drakes Farm. Outline application with access, appearance, layout and scale to be considered and all other matters reserved for the erection of a two storey extension with associated parking and solar panels at roof level. No objection.

Minor amended plans for 57 High Street were noted by the Committee.

54/15 DECISIONS.

The decisions were all in agreement with Council's comments. The Committee noted that two applications which are not required to be considered by Council were refused namely 15/01801/ACL 27 Bournesfield and 15/02038/HPDE 23 Old Windmill Way.

55/15 CORRESPONDENCE.

The schedule was noted and the following matters raised. An e-mail was received from AVALC advising that for the Vale of Aylesbury Local Plan noted that the final version of the methodology for housing and economic impact has been delayed. The clerk circulated the maps of sites that were found to be unsuitable for the aborted 2014 Aylesbury Plan and a further map showing the sites that expressed interest in the current round of proposals. This important issue will be followed carefully by Council. The Clerk will once again chase up a) wall in Sandy Lane and b) Bakers Green pond.

56/15 REPORTS

Gladman Proposal for 75 houses on land off Chilton Road. This matter was discussed in much detail with input from some residents. The Chairman suggested that we all do not give details of our objections to the application to Gladman at present. This was unanimously agreed by the Committee. It was further agreed to start the process for having a Neighbourhood Plan immediately and probably using the same consultants as the ones used by Winslow. The Chairman and Mr. Rose had contacted Winslow Town Council Councillor Van de Poll and received assistance from him on some issues. It was finally agreed to form a group to deal with this proposal and include the two expected applications for Wainwrights and Madge's Farm in Cheersley Road. Volunteers were requested and the group is made up as follows:- Mr P Rose, Mrs S Holding, Mr M Jones, Mr T Chapman (to be co-opted onto Council) and Councillors R Thurbon, S Butler and B Smith. The group will meet early next week and will draw on the experiences of Winslow and other Council that have had the same type of approach from Gladman's.

57/15 ANY OTHER BUSINESS.

None.

The Chairman closed the meeting at 21.20 hrs.

Chairman

Date

4.4 Long Crendon Neighbourhood Plan Steering Group (LCNPSG): Minutes of first meeting 27-7-15

Long Crendon Neighbourhood Plan Steering Group

Notes from Meeting 27th July 2015

Present: Richard Thurbon, Susan Holding, Heidi Jones, John Fishburn, Barbara Smith, Phil Rose, Sean Butler, Rowly Willis

Items Covered

- Meeting with Winslow Neighbourhood Plan Team
- Managing all the developments in the village
- Long Crendon Neighbourhood Plan Steering Group membership and support
- Creation of Long Crendon Neighbourhood Plan
- Communication with the Village Community
- Communication (to and from Council)

A large part of this meeting asked more questions than it answered. These notes document the questions raised.

Questions for Winslow Meeting on Monday 28th July

Philip Rose, Barbara Smith and Heidi Jones will meet with Mr Roy Van de Poll on Tuesday 28th July in Winslow.

Specifics questions for Mr Roy Van de Poll of Winslow Town Council, related to the development of the Winslow Plan and their experience dealing with aggressive developers:

- How did Winslow find out about the approach from Gladman?
- What advice can they give us about dealing with Gladman?
 - What were the original objections?
 - What issues did they face?
 - How do we mobilize support?
- What can we learn from the Winslow experience of creating their plan?
- What would Winslow team do differently next time?
- How much weight does their plan hold in relation to the approaches from developers now?
- How did they involve and engage the community? How did they deliver their message? What communication material was sent out?
- What other advice can Roy Van de Poll offer?
- How and when do we engage AVDC?
- Did Winslow have dealings with the Strategic Development Committee at AVDC – what lessons can we learn from them?
- What do we need to do at each stage of the process? Who do we need to notify and at what stages?
- Did Winslow involve their local MP – if so, at what stage of the process?

Dealing with the Approaches of Developers

- How do we engage the community?
- When should we best communicate with the village community?
- What message do we put out?
- How do we control communications to help us manage the whole process so that we have time and space to develop our plan?
- What objections do we have for each potential site? Why have certain sites been rejected in the past? Are these reasons still valid?
- What are the positive reasons for selecting each site?
- What are the timescales for planning and outline planning applications.?
- How will we know an application has been made to AVDC?

It was agreed that we would send a note to all houses in the village outlining all the potential developments and how we as a community want to address the proposals. The aim is to give us as much time as possible to create our plan while managing each of the developments so that we do not get over-run by developer's demands before we have time to involve the community.

ACTION: Rowly Willis offered to draft a 'flyer', in time for the next PC meeting on Monday 3rd August, which can be sent out to the village outlining our proposed (initial) approach

ACTION: Richard Thurbon agreed to talk with Mike Hawke to help us understand the planning process for developments of this scale.

We discussed the Monks Risborough Site and how they are managing the approach from Gladman.

ACTION: Heidi Jones to talk to people in Monks Risborough to help us understand their approach.

- With regards the Madges Farm Development it was suggested that we contact Ken Turner to discuss his understanding of that proposal and the objections that were raised.
- With regards the development off Wainwrights it was suggested we talk with Ken Cooney.

4.5 Agenda for First Community Stakeholder Workshop held 27 August 2015

rCOH Ltd

Working with our community clients to plan, design and deliver development

LONG CRENDON NEIGHBOURHOOD PLAN

Visioning Workshop: Structure & Format

Purpose

To engage the steering group and other key stakeholders in defining the range and nature of the policies and proposals to be incorporated into the Long Crendon Neighbourhood Plan (LCNP).

Objectives

The workshop should achieve the following objectives:

- To provide the LCNP Steering Group and rCOH with a clear steer for the development of the Pre Submission Plan in terms of the range of policies to be included
- To define follow up actions to inform and validate the policy ideas
- To ensure all attendees are well informed, have the opportunity to participate and enjoy the event.

Style

The workshop will be disciplined but informal. There will be a short, initial presentation by rCOH that will focus on informing attendees of the key facts and context and on explaining the purpose and structure of the workshop.

Attendees may be divided into groups for the duration of the workshop. If so, each group will comprise a wide cross-section of the local and other stakeholders. A Facilitator will 'chair' the group's discussions on each of the tasks, will take notes and will present to the final plenary session a short summary of selected parts of the group's work. They will also see to ensure that all attendees are able to participate and that dominant voices are managed.

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rCOH Ltd

Content

The presentation will summarise the policy parameters within which the LCNP is being prepared, derived from the 2011 Fact Pack prepared by AVDC to inform neighbourhood plans in its area and from more recent and/or relevant information, e.g. the withdrawn Vale of Aylesbury Plan and its evidence base, the 2012 Settlement Hierarchy Study, the 2009 Parish Plan and the 2009 Conservation Area Appraisal.

The workshop will then have the following agenda:

Part One

- How does the village work well now as a place to live, work and enjoy?
- What doesn't work well and why?
- How does the village relate to other larger and smaller settlements in its vicinity, e.g. Thame, Chilton? Will there be any pressure to have a policy on the land within the Thame bypass?
- What are the community's preferences for future housing growth (in terms of site size, location, housing type/tenure) and how have they been expressed so far?
- How well will the social and other infrastructure capacity of the village handle future growth? What might need to change and how and when?
- Looking backwards from the year 2035, what looks different in the village and parish to now?

Part Two

- What types of land use planning policy are needed to address the issues raised in Part One?
 - Spatial plan (i.e. in what directions should the village grow and how may better use be made of land within the village?)
 - Housing site allocations (and key selection criteria)
 - Design management (within the Conservation Area, its setting and any land beyond the setting)
 - Protecting and sustaining village services (shop, facilities, school etc)
 - Protecting green spaces within and on the edge of the village from development
- What might be the new infrastructure needs as a result of these policies (e.g. new play space, extended community facilities, highways works)?

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Part Three

- What follow up actions are needed to inform, test and validate these policy ideas?
- Who and how should these actions be undertaken within the available time frame?

Follow Up

A summary note of the workshop will be prepared by rCOH that will comprise a draft vision and objectives derived from Part One, a draft schedule of land use policies from Part Two and an action list from Part Three.

Attendee Preparation

All attendees should be familiar with the following documents in respect of their specific relevance to the parish:

- The National Planning Policy Framework (NPPF)
- The 2004 Aylesbury Vale District Local Plan
- 2013 and 2014 AVDC SHLAA (see attached)
- 2011 Fact Pack
- 2009 Parish Plan
- 2009 Conservation Area Appraisal

4.6 Notes and Minutes from First Community Stakeholder Workshop held 27 August 2015

Long Crendon Parish Neighbourhood Plan (LCPNP)

Vision Workshop Note

August 2015

Introduction

This note summarises the discussions of the Vision Workshop held with the Project Steering Group and other stakeholders at the Village Centre, Long Crendon on 27 August 2015. It then identifies a series of follow-up actions for the Group to consider.

The Discussions

We discussed how the local planning authority, Aylesbury Vale District Council (AVDC), applies its adopted policies (of the 2004 Aylesbury Vale District Local Plan - AVDLP) and the National Planning Policy Framework (NPPF) in determining planning applications. We noted that the purpose of a policy in a development plan like the LCPNP or AVDLP is to either lower or increase the risk to a planning applicant of not securing a planning consent.

We noted that the 2013 attempt to replace the Plan with the Value of Aylesbury Plan (VAP) failed and that AVDC is working on the Vale of Aylesbury Local Plan (VALP) with the intention of adopting it by spring 2017. The first output of this will be an Issues & Options document in October 2015 and AVDC is currently reviewing its site assessment work and the Area of Attractive Landscape designation (of saved Policy RA8 of the AVDLP), which surrounds the village. We noted that the VAP evidence base gave an indication of the settlement hierarchy for the district and defined Long Crendon village as a 'larger village'. The VAP then proposed that the village should aim to supply land for 26-50 dwellings in the period 2011 – 2031.

We noted that the VALP will include strategic and location site allocations for housing and other uses in the period to 2033 and that the housing targets for towns and villages will be more than double the VAP numbers, assuming the hierarchy remains unchanged for most towns and villages. I advised that the LCPNP should plan for the village to grow by 100 – 150 homes (i.e. by about 15%, which will exceed the level of the last 20 years, which has mostly been small infill sites), if it is to have a long shelf life and not be overturned by the VALP shortly after it is adopted. We noted that two significant planning applications have been submitted this month for a total of 110 new homes, which the LCPNP may not be able to influence (or benefit from in terms of CIL/S106).

We discussed how the village works well now and what are its current problems in relation to planning and development matters. We noted the following key points:

- The wide variety of facilities and amenities in the village are seen as a significant strength in shaping village life and its attractiveness to those wanting to live there
- The large number of historic buildings, clustered in a number of locations, gives the village a special identity as the buildings, their settings and long views to them through the village have largely been undisturbed by new development over the last few years
- The surrounding landscape and topography play a major role in shaping the village in views to and from the west, especially as the footpath network makes much of the countryside accessible around the village for this role to be enjoyed, including the Thame Valley walk

- The village is close to Thame to benefit from its wider range of commercial and community facilities, including secondary schools
- The community spirit is still strong with many feeling this was “the ideal place to live”; ‘Incomers’ said they had found it easy to integrate into community life; but the spirit may not be as strong as it was in the past – this may be the result of an aging population with relatively little house building of any scale since the 1970s but more likely reflects longer term social trends; more generally, it seems the village successfully absorbed the large growth in previous decades but has not had to do so for 30 years or more,
- Traffic is an increasingly problem, mostly the result of journeys beginning and ending well beyond the village – it was noted that the Bicester Road/Thame Road (B4011) is a through route between those two towns that cannot be constrained by weight restrictions on larger vehicles due to low bridges on other routes
- The growth pattern of the village since the War has helped maintain its essential character as a result of the gradual infilling of the old network of roads and lanes, notably the areas accessed by the B4011, High Street, Cheersley Road, Chilton Road, Carters Lane and Frogmore Lane, with larger housing estates in the 1960s and 1980s and small infill since
- The population has aged as a result of that infill being primarily larger family/executive homes but there are enough young families in the village to mean the primary school is at capacity and in some years its catchment area has to be drawn to exclude parts of the village furthest away
- There are few affordable homes (i.e. social rent or shared equity homes delivered through development schemes) in the village as the infill schemes of the last 20 years have not been large enough to trigger their supply
- Many of the existing community facilities, including the GP surgery and sports pitches, are already at or beyond their capacity – there is a concern that an increase in the population of 300 will create problems in the village if these facilities are not extended or new ones created alongside housing growth
- The village has some, but not many, commercial services, e.g. shops, restaurants, business units etc. resulting in it being dependent on surrounding towns for employment – the Woodway Farm complex outside the village comprises a range of commercial units
- The village is well connected to its surrounding towns and villages by car but trips by other transport means – buses, cycling – are difficult; creating a safer means of walking and cycling to Thame would be especially valuable

The Vision & Objectives

At this early stage, it is possible to identify some key elements of the vision of the parish in 20 years or so, comprising:

“The village has grown but has retained its very special historic character.

“Nor has the growth undermined the surrounding landscape, which has preserved the special character of the village and countryside and important views into and from the countryside.

“New homes have helped sustain the demand for cherished community facilities – village shops, the garage, the Village Centre and library – and new investment was

secured to expand the school and surgery to meet our growing demand for their services.

"The design of new homes on the edge of and on infill sites within the village have respected the character of the village. There is a wider range of housing types that have enabled younger people to find homes and older households to downsize. There are also now more affordable homes in the village and some self-build plots have been developed.

"Traffic in the village is now better managed as a result of traffic calming measures and by improved cycle connections between the village and Thame, and Haddenham Station. Most people choose to walk from their homes to use local services and the growth of new businesses has meant the village is less reliant on commuting to other places for work.

"The development of the parish has not only avoided any harm to its biodiversity but has helped create new ecological value.

This vision statement will be refined as the objectives and policies of the LCPNP emerge in the coming weeks.

The success of the LCPNP, as described by this vision of the parish in 20 years' time, will be measured by the local community and others by the following metrics, that will form its objectives:

- Quality of heritage assets
- Quality of local landscape
- Numbers, types and tenures of new homes
- Population age profile
- Capacity of local services
- Walking and cycling trips
- Number and types of jobs

Again, as the policies emerge so these metrics will be framed as objectives and refined to enable the successful implementation of the LCPNP to be measured.

The Policy Scope

As a result of this discussion, it was agreed that an initial scoping of the LCPNP in terms of its policy coverage would include the following types of policies:

1. A spatial plan to define the settlement boundary of the village (accommodating new development site allocations) to define where and how proposals in the village and in the countryside will be judged – the spatial plan will be determined by deciding in which direction(s) the village should grow based on a series of technical and political 'filters' (see below)
2. A housing allocation policy defining which sites may be developed and setting out the key development principles, consistent with the spatial plan
3. One or more design policies based on the Conservation Area, the remainder of the village and the rest of the countryside of the parish, to guide the detailed design of development proposals
4. A policy identifying community facilities to enable their protection from unnecessary loss and to support their improvement/extension so they are capable of meeting new

- demands – this could include the school, GP surgery and sports pitches at the very least and may allocate new land for these purposes if viable and justified
5. A policy defining the network of green infrastructure assets in and around the village and wider parish – landscape features, footpaths/bridleways, water bodies, ecological areas, formal/informal public spaces etc. – to enable their protection from harmful development and to support proposals that will improve and create new assets, including a new cycleway from the village to Thame and Haddenham & Thame Parkway Station
 6. A policy that manages the development of rural business locations like Crendon Business Park and Woodway Farm (and others)

Tasks

It was agreed that the Group should be advised of specific tasks that it could pursue to inform the LCPNP in taking forward the issues raised above. It may choose to do so either itself or it may form smaller task groups for that purpose. The two Workshop groups took a slightly different approach to framing this work but it is important that all Group members understand and engage in these tasks.

The following tasks are recommended:

Spatial Options

- Identify all potential directions of growth of the village ('spatial options') taking account of any physical barriers and flood zones only
- Apply 'filters' in turn to identify which options would be favoured and which are unsuitable - based on the above analysis the 'filters' are (in no order of priority): proximity to primary school; proximity to High Street/The Square (for most other village services; minimising traffic impact on B4011 and/or narrow rural lanes; avoiding essential setting/views to Conservation Area; and avoiding prominent (higher) land
- Relate outcomes of this analysis to Site Analysis output below
- One meeting (facilitated by rCOH)

Site Analysis

- Look at the HEELA - [this shows land that has been submitted for assessment for its housing potential so is a sign that landowners want to see change – what are the arguments for and against?](#)
- Use local knowledge to identify other sites that are under-used/vacant/derelict etc. – again, what is driving change and how might the LCPNP manage that?
- Show all sites on a plan and use a simple table to list, describe and assess them and to indicate possible housing capacity (use only a 30 dwellings per Ha density standard based on gross site area)
- Assess them in very simple terms – of which of the above spatial options are they a part? Are there physical site issues (access etc.)? How likely is it that they will be acceptable to the local community? May some be too large to assimilate into the village/landscape or too small to make a difference? There's no need for any more detail or weighting/scoring at this stage.
- Determine which spatial option(s) is preferred that strikes the right balance between securing community benefits, avoiding harmful locations and delivering sufficient new homes
- Meet with Crendon Business Park and Woodway Farm and any other significant landowners/commercial operators to discuss potential LCPNP policy ideas, including farm diversification
- Two general meetings (one with rCOH) + meetings with landowners

- rCOH to provide site capacity assessments and advice on key development principles of each preferred site

Green Issues

- Consider the natural environment of the parish – are there special landscapes that deserve protection (Note: all of the land around the village is designated an Area of Attractive Landscape by AVDLP – are there any distinctive features?) – can they be drawn precisely or not? What types of development should they control, given that the areas are already outside the defined village boundary?
- Which sites could benefit from protection by a Local Green Space (LGS) status (criteria to be found in the National Planning Policy Framework (NPPF) Paras 76-77)? Areas already designated as Open spaces may also be considered as a LGS as this designation provides more protection (in line with Green Belt protection). A Local Green Spaces study should be prepared by this task group to support a LCPNP Local Green Spaces policy
- Can improved links between the village and neighbouring settlements such as footpaths and cycleways be practically achieved (land available)? These could link up with other green areas such as LGSs. Investigate existing public rights of way or possible new routes if permissible by landowners (potential development sites put forward by LCPNP may enable this).
- Identify land suitable for new sports pitches and its connectivity to the footpath network as well as good car access
- Two meetings

Design

- Consider issues concerning the design of development in the parish. This may concern new housing schemes and any other development including extensions and refurbishment to existing buildings.
- Describe the essential character of three different parts of the village (i.e. Conservation Area, remaining village and parish countryside) in terms of building types (size, height, materials, boundaries, plot width, orientation etc.)
- Identify any key spaces (public or private) and views through/into/out of the village and show on a plan
- Are there any candidates for identifying as a Local Listed Building (e.g. former Grade III buildings) by way of its local historic/architectural character (including important position in the street scene) that make it more special than the norm but not special enough to warrant proper listing?
- Two meetings (rCOH to attend the first)

Community Facilities

- Identify all buildings and associated land of community benefit (not open spaces as covered above), describe their value to the community, take a photo and show on a plan
- Discuss the options to extend the primary school to 2FE and what it might incorporate in terms of uses and need for car parking etc.
- Discuss the options to relocate and increase the size of the GP surgery
- Discuss the need for more affordable/local connection/self build housing and contact Community Impact Bucks (CIB) to discuss a Housing Needs/General Survey
- Two meetings (rCOH to attend one) + meetings with specific services

If task groups are to be set up then the following advice may be useful:

- They should seek consensus but not at all costs

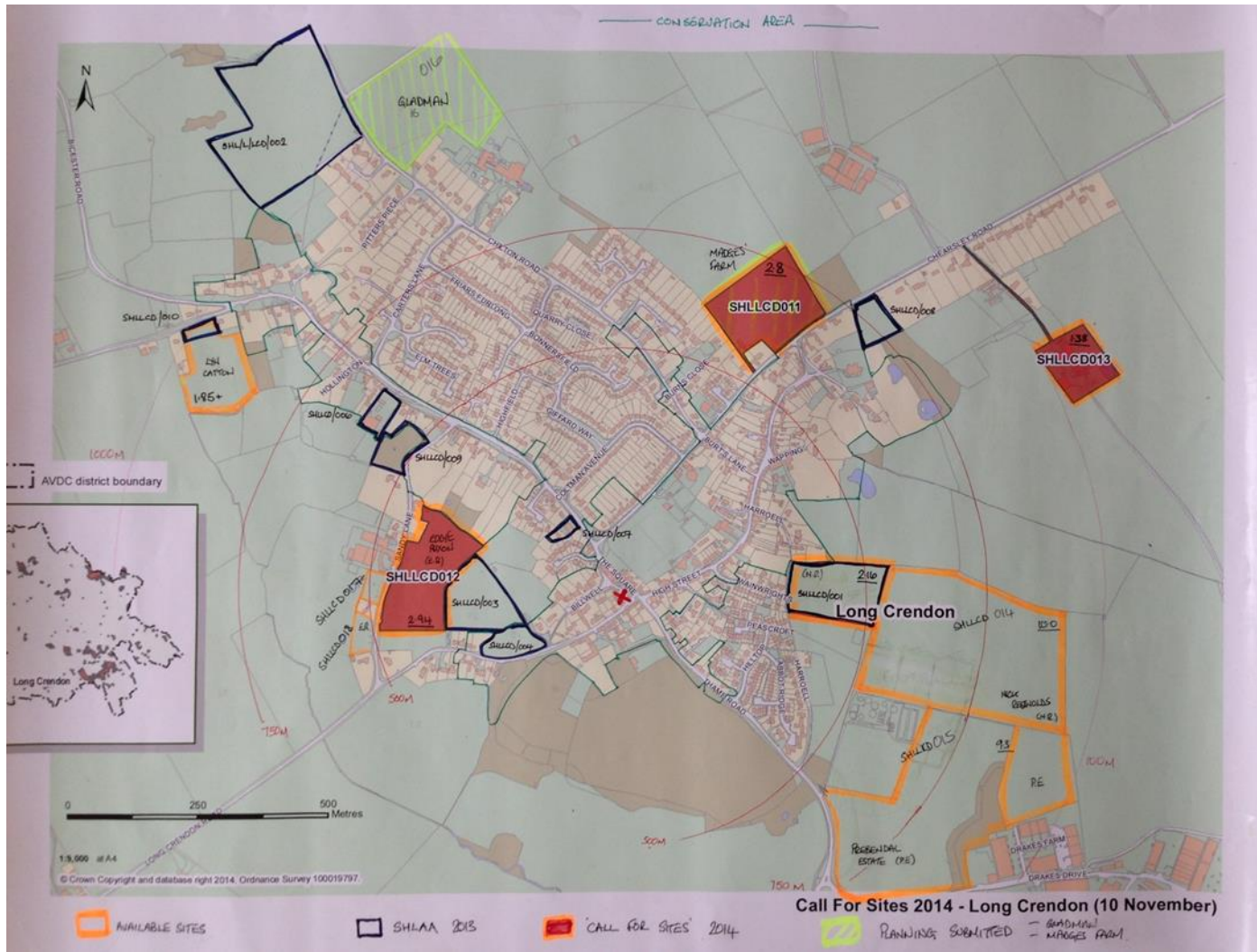
- They should complete their work with a short summary report bringing together all the above outputs
- They may be requested to reconvene later in the plan making process if further analysis is required on their subjects

Steering Group

On the current timetable, the above work needs to be completed in Week 7 (w/c 21 Sept) for the Steering Group meeting by the end of that week. The Group should identify any overlapping ideas or information or possible policy gaps. The Group (or task groups) should send their reports to rCOH in advance so that rCOH can prepare for the meeting.

The Group will aim to steer rCOH in completing the draft Pre Submission LCPNP in Week 10 (w/c 12 October).

4.7 Initial Map of Sites to be Assessed - produced by the LCNPSG October 2015



4.8 LCNPSG Advertising Leaflet for October 4 and 5 2015

LONG CRENDON NEIGHBOURHOOD PLAN CONSULTATION WITH RESIDENTS

**Sunday 4th Oct (10am – 5pm) and Monday 5th Oct (5pm– 9pm)
Village Centre, High Street, Long Crendon.**

We are writing to give you some background information, which we hope will be helpful to you in understanding the Parish Council's Neighbourhood Plan proposals, to be presented at the upcoming public exhibition. Apologies – there's a lot of information here, but this is a complex subject and we want you to have the whole picture. Hopefully this explains why we need a Neighbourhood Plan – essentially to help protect the village from unwanted development.

- As a community our first challenge is to understand that **doing nothing is not an option**, the village is already under attack from aggressive speculative land promoters and developers.
- The developers are circling because of Aylesbury Vale District Council's lack of a Local Plan (VALP).
- AVDC has not had a Local Plan approved since 2004 and there have been significant and fundamental changes to the planning process in the subsequent years.
- Because AVDC cannot demonstrate that it has at least a five-year housing land supply, now, **a presumption in favour of sustainable development** applies (National Planning Policy Framework (NPPF), Paragraph 14).⁹ This leaves Long Crendon vulnerable to speculative developers, keen to build houses where locals may not want them and **the District Council is almost powerless to prevent the proposals**, regardless of local opinion and numerous valid objections.
- AVDC's 5yr housing land supply position statement of July 2015, suggests that Aylesbury Vale should plan for a minimum of 27,528 new homes over the next 20 years. AVDC can only demonstrate a housing land supply of 3.1 years.
- Census data indicates that there were 71,883 dwellings across Aylesbury Vale in 2011.¹⁰ With housing completion in recent years this may now (2015) be closer to 76,000 dwellings.¹¹ If growth is only 27,528 homes it equates to a 35.5% required increase over 20 years.
- Spreading growth equitably across the District suggests every community will need to prepare for significant growth. Even if existing urban centres, such as Aylesbury and Buckingham, are identified as major growth points and the "work in progress" Vale of Aylesbury Local Plan (VALP) allocates one or two new "garden city communities", each small town, village and hamlet will nevertheless still need to plan for significant growth up to 2033.
- The previous figure of 50 dwellings set by the withdrawn Vale of Aylesbury Local Plan can no longer be regarded as valid or relevant.**

In the absence of a Local Plan and due to the significant shortfall in housing land supply, almost every community across Aylesbury Vale faces an increasing number of speculative and opportunistic planning applications, such as that submitted by Gladman for Chilton Road, and the Astonhill application for Chearsley Road, Winslow, Little Howood, Buckingham, Stoke Mandeville, Aston Clinton, Newton Longville and Weston Turville, all face similar planning applications that would have been unlikely if Aylesbury Vale had an adequate housing land supply and a current valid Local Plan.

- The District Council has little defence against the speculative applications without a Local Plan or a 'made' Neighbourhood Plan.
- Neighbourhood Plans were introduced by the Government to give local communities a say in how they want to see their community develop.
- Our Neighbourhood Plan is a unique opportunity to shape and influence acceptable development, creating green spaces and new facilities.¹² A Neighbourhood Plan is not, however, a chance to reject all development – we need to accept growth and make it work for us.
- Unpalatable as it is, a much higher level of house construction than previously seen is needed in Long Crendon to meet requirements.
- The choice we have immediately before us is

a. We work together to develop a Neighbourhood Plan, proposing sustainable development in the right locations, accompanied by the right infrastructure, supported by the village. This should help us resist aggressive, unwelcome and unsustainable planning applications, or

b. We refuse to accept the facts outlined above, rely on diminishing infill and brownfield sites and thus open the door to developers to build housing estates all around the village wherever they want.

- It's important not to forget that in the absence of AVDC being able to demonstrate a five-year housing land supply, there is a **presumption in favour of approving sustainable development** by the planning authority and the village is currently open to applications from aggressive, speculative land promoters & developers.

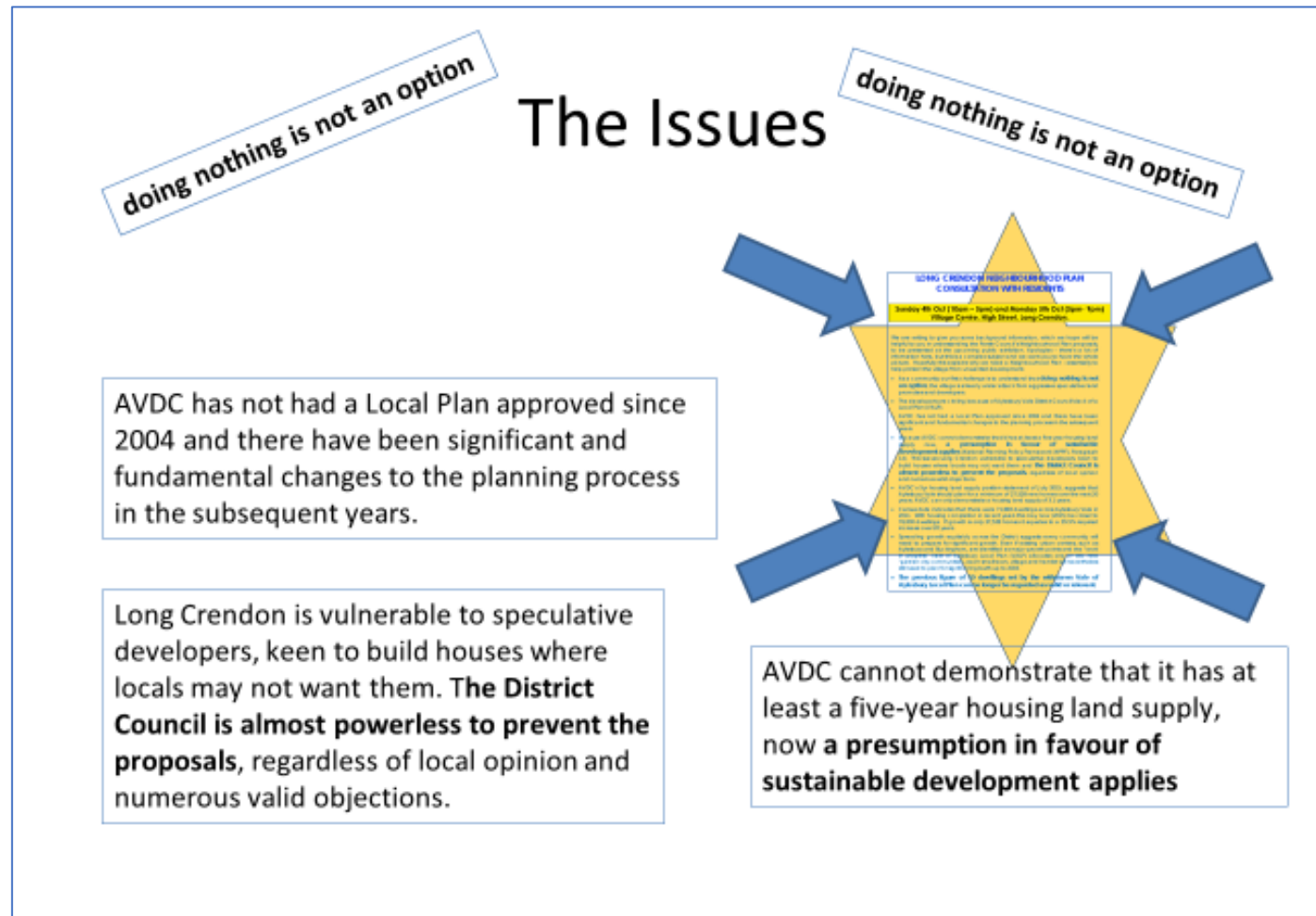
We strongly encourage you to come along to the village centre on 4th Oct (10am–5pm) or 5th Oct (5pm–9pm), as your comments will affect the next stage in the development of the Neighbourhood Plan. Following the exhibition, the Steering Group will review all feedback received, make recommendations which may need further village consultation and finalise the pre submission plan for Parish Council approval (late Oct).

You can find details of the LCNPSG membership on the village website.

Long Crendon Parish Council, September 2015

4.9 LCNP Public Consultation October 4 and 5 2015 Presentation Opening Slide

(*Complete Slide Deck is available is required)



4.10 LCNP exhibition poster January 2016

The poster is a vertical rectangle with a white background. It features three main blue rectangular blocks. The top block contains the title in large yellow capital letters. The middle block contains white text and a bulleted list. The bottom block contains yellow text for location and dates.

**LONG CRENDON
NEIGHBOURHOOD
PLAN EXHIBITION**

Long Crendon Parish Council invite you to attend this important exhibition to understand:

- The outcomes from the community consultation on 4th and 5th October 2015.
- The estimated number of houses we need to build in Long Crendon by 2033.
- The sites proposed by AVDC and local land owners.
- The assessment criteria used to identify the potential sites.
- The location of the potential sites

The Community Centre, The High Street, Long Crendon

Sunday 17th January 12 noon – 6pm
Monday 18th January 6pm – 9pm

4.11 Consent letter to Landowners

Long Crendon Parish Council,
Sports Pavilion,
Cheersley Rd,
Long Crendon,
Aylesbury HP18 9BS

<date>

Dear <insert Name of Land Owner>

<Their address>

The Long Crendon Neighbourhood Plan Steering Group (LCNPSG) have now explored the various options open to us in Long Crendon for identifying up to 231 new dwellings by 2033.

We have talked to you about the potential for including your land in the Neighbourhood Plan. We are now writing to you to ask you to confirm your continuing interest in developing the land that you own.

We have assessed your land against a number of criteria to judge both suitability and acceptability.

Once we have your consent to include your land in the plan the land will be further reviewed by AVDC Planning Department as either acceptable or otherwise for inclusion in the Neighbourhood Plan.

Thank you for your continuing interest and would you now please confirm that your land is still available for development and inclusion in the plan. Please write to the Parish Council Clerk at the above address as soon as possible.

Yours sincerely,

Rowly Willis

LC Parish Council (Chairman)

4.12 Notification of Neighbourhood Plan Pre-Submission Consultation

Neighbourhood Plan Pre-Submission Consultation (Regulation 14)

Pre-submission Consultation of the Draft Long Crendon Parish Neighbourhood Plan:
Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 (as amended).

Long Crendon Parish Council is now consulting on the
Draft Long Crendon Neighbourhood Plan.

The consultation period begins on **Monday 10th October 2016** for a period of 6 weeks until
Monday 21st November 2016.

All those who live, work or carry on business in the Long Crendon Neighbourhood Plan Area
as well as all statutory consultees, neighbouring parishes and other interested parties are
encouraged to look at this Draft Plan and provide constructive feedback during this six-week
period.

A copy of the Draft Neighbourhood Plan is available to download from the links at the bottom
of this page.

Paper copies of the Draft Neighbourhood Plan will also be available to view at:

- *Long Crendon Library, High Street, Long Crendon*

**Comments on the Draft Neighbourhood Plan can be made
direct to the Parish Clerk.**

All responses received by the above date will be considered and may be used to amend the
Draft Neighbourhood Plan

All Comments must either be emailed to The Clerk (info@long-crendon.com) or posted to
The Parish Clerk, Long Crendon Parish Council, 4 Bowmont Drive, Aylesbury,
Buckinghamshire, HP21 9UH by Monday 21st November 2016.

4.13 Pre-Submission consultee list for Long Crendon

(as supplied by AVDC)

Consultee	Contact Name	Address	Email
(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Andy Kirkham, Forward Plans Manager	AVDC, Forward Plans, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF	planningpolicy@aylesburyvaldc.gov.uk
	Stephen Walford Buckinghamshire County Council	Buckinghamshire County Council offices, Walton Street, Aylesbury, Buckinghamshire HP20 1UA	St.walford@buckscc.gov.uk
	Lois Partridge Oxfordshire County Council	Planning and Regulation Oxfordshire County Council Speedwell House Speedwell Street Oxford OX1 1NE	planning@oxfordshire.gov.uk
	Mr A Duffield South Oxfordshire District Council	South Oxfordshire District Council Benson Lane Crowmarsh Gifford Wallingford OX10 8ED	planning.policy@southoxon.gov.uk
	Aylesbury Vale Adjoining Parish Councils http://www.aylesburyvaldc.gov.uk/council-democracy/parish-councils-meetings/contact-details-parish-councils-meetings/	Chearsley	
		Chilton	
		Haddenham	
		Shabbington	
		Ickford	
	South Oxfordshire Adjoining Parishes http://mycouncil.oxfordshire.gov.uk/mgParishCouncilDetails.aspx?ID=440	Thame	
(c) the Coal Authority(a);	Sir/Madam	200 Lichfield Land, Berry Hill, MANSFIELD, Nottinghamshire, NG18	planningconsultation@coal.gov.uk

(i) a Primary Care Trust established under section 18 of the National Health Service Act	Kingsley Grumble	Buckinghamshire Healthcare NHS Trust Trust Offices Amersham Hospital Whielden Street Amersham HP7 0JD	Kingsley.Grimble@buckshealthcare.nhs.uk
2006(a) or continued in existence by virtue of that section; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);	East Midlands Electricity Board Sir/Madam	Herald Way, Pegasus Business Park, East Midlands Airport, Castle Donnington, DERBY DE74 2TU.	
(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);	AMEC Environment & Infrastructure UK on behalf of the National Grid	Business Planning Floor B6, 80 St Marys Road SOUTHAMPTON, Hants, SO9 5AT	You may have a more specific contact?
(iv) a sewerage undertaker; and (v) a water undertaker;	Thames Water Property Services Agent - Miss Carmelle Bell (Savills)	Hawker House, 5-6 Napier Court, Napier House Reading, Berkshire, RG1 8BW.	thameswaterplanningpolicy@savills.com
(p) bodies which represent the interests of persons carrying on business in the neighbourhood	South East Midlands Local Enterprise Partnership	Cranfield University Innovation Centre University Way Cranfield MK43 0BT	info@semlep.com
	Bucks Thames Valley Local Enterprise Partnership	c/o The Clare Charity Centre Wycombe Road Saunderton Bucks HP14 4BF	info@buckstvllep.co.uk
	Buckinghamshire Business First - Ms Philippa Batting	Saunderton Estate Wycombe Road Saunderton Buckinghamshire	philippa@bbf.uk.com

		HP14 4BF	
	Schools in Long Crendon	Please use contact details you have for the schools in the parish	

4.14 Opening Presentation Slides for Community Presentation of Pre-Submission Neighbourhood Plan 2nd October 2016

Long Crendon Neighbourhood Plan



Pre Submission Presentation 2nd November 2016

Agenda

- **Background**
- **Vision and Objectives**
- **What we've done so far**
- **The Conundrum**
- **The Conclusion (Approach and Key Features)**
- **Next steps**
- **Q&A**

(*Full Slide deck is available on Long Crendon Website)