

Long Crendon Parish Neighbourhood Plan 2015-2022

Pre-Submission Plan



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October 2016

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FOREWORD

Long Crendon is an attractive village on the Buckinghamshire – Oxfordshire border, close to the market town of Thame. It contains a pleasant blend of new and old buildings many of which are 'listed'. It is well known for its 15th century Court House, which was one of the first properties owned by the National Trust, for its confusing number of Manor Houses and its medieval heritage.

It was chosen by the BBC as the village exemplifying traditional England in the television coverage of events in the Coronation year. More recently it has been the scene of a number of ITV's Midsomer Murders episodes.

Long Crendon is one of 25 Magna Carta villages in England and celebrated the 800th anniversary of the sealing of the Magna Carta in June 2015.

Lying in the South East of England, we accept that our village has to grow due to the demand for housing within the region. It is, however, our desire to be able to influence how the community grows and develops over the next 17 years. The introduction of the Localism Act 2011 gives us the power to create our own plans for future development within the village. Accordingly, the Parish Council have been working with the steering group, AVDC and rCOH (specialist neighbourhood plan consultants) to create the Long Crendon Neighbourhood Plan.

The factors that have governed the development of the plan are complex; we are a hilltop village and would wish to remain so. We have many areas of scenic beauty that we have endeavoured to protect and we are fortunate to live in an attractive conservation area that must be respected. The Neighbourhood Plan describes areas of 'green space' that should remain undeveloped for future generations to enjoy.

While the Neighbourhood Plan details the number and location of the future housing we have tried to ensure that it also gives guidance for the provision of different types of housing. It includes a mix of more affordable and starter homes for first time buyers with small developments of retirement houses for residents wishing to downsize. Consideration has been given to upgrading existing amenities such as education, community and medical facilities which will be necessary as the population grows.

We have consulted with residents over the last 18 months to ensure that we create a plan with a shared vision for the future development of Long Crendon incorporating as much of the feedback as possible. We have also obtained information from the District Council, Natural England, English Heritage and other statutory bodies to create a plan that is sustainable and robust.

I would like to thank the Neighbourhood Plan Steering Group and the Parish Council, who have worked tirelessly through the challenging processes and circumstances that we have encountered, also members of the community for their interest, input and involvement during the creation of this plan.

Rowly Willis

Long Crendon Neighbourhood Plan Steering Group & Chair LCPC

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1. Introduction and Background

Neighbourhood Area Designation

Long Crendon Parish Council is preparing a Neighbourhood Plan (LCPNP) for the area designated by the local planning authority, Aylesbury Vale District Council (AVDC), under the provisions of the *Localism Act 2011* and of the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area was designated by AVDC for this purpose on 7 October 2015 and is shown in Plan A below.



Plan 1: The Designated Long Crendon Parish Neighbourhood Area

Neighbourhood Plan Making

The purpose of the LCPNP is to contain planning policies that can be used to allocate development land and to determine planning applications in the neighbourhood area for the period from when the plan is made until 31 March 2022. These policies are aimed at growing the village in the most sustainable way by protecting the special character of the parish and encouraging proposals for the benefit of the local community.

Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a public referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are more important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. These are:

- Is the LCPNP consistent with the national planning policy?
- Is the LCPNP consistent with local planning policy?
- Does the LCPNP promote the principles of sustainable development?
- Has the process of making of the LCPNP met the requirements of the European environmental standards?

In addition, the Parish Council must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.

These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to AVDC that the plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the LCPNP, then it becomes adopted as formal planning policy for the area.

The Pre Submission Plan

This Pre Submission version of the LCPNP is the first formal opportunity for the Parish Council to consult on the proposed policies. It has reviewed existing national and local planning policies and how they may affect this area. And it has already sought some local community's opinions on local planning issues that the Neighbourhood Plan might help address.

The contents of this document are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land use policies. The final version of the LCPNP will take into account representations received on this version.

The Parish Council has deliberately chosen a relatively short plan period – 1 April 2015 to 31 March 2022. This is due to the unusual position it faces at the current time in respect of a number of undetermined planning applications in the Parish and to the uncertain strategic policy context, especially in terms of housing supply (see Section 5 for more details). This plan period will enable the community to plan for delivering new homes to contribute to meeting the five-year supply of housing land in the District as well as to manage other development proposals. The Parish Council has committed to undertaking a review of the LCPNP to roll it forward into the period beyond March 2022, as soon as this is necessary.

The Parish Council has obtained a screening opinion from AVDC in respect of the need for a Strategic Environmental Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. AVDC's screening opinion concluded that there is such a requirement given the contents of the Plan have the potential to lead to some significant environmental effects. A separate Draft SEA Report is therefore published alongside the Plan for consultation.

The Next Steps

Once this consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Neighbourhood Plan, known as the 'Submission Plan'. This will be submitted to the District Council to arrange for its independent examination. Following this independent examination the District Council will organise a public referendum.

Consultation Arrangements

If you have any comments to make on this Plan, please do so by 21 November 2016 at the latest in the following ways:

Via the Long Crendon Parish Council email address: info@long-crendon.com

Or in writing directly to the Parish Clerk, Grant Stevens:

4 Bowmont Drive
Aylesbury
Buckinghamshire
HP21 9UH

The Long Crendon Parish Council website contains some background information on the Parish Plan and what it hopes to achieve, with some history of the village also. Its web address is:

<http://www.long-crendon.com/council/LCPP.pdf>

<http://www.long-crendon.com/index.php>

2. The Neighbourhood Area

A Parish & Village Profile

The Parish of Long Crendon is located in the south-western corner of the Vale of Aylesbury. The village of Long Crendon, which is the only settlement of any size in the Parish, lies approximately 2 miles north-west of the larger town of Thame (in Oxfordshire) and 9 miles south-west of Aylesbury.

The hilltop village lies on the edge of the Chiltern Ridge overlooking the Thame Valley to the south-east. The village is contained within an Area of Attractive Landscape, some parts lying within the Conservation Area and over 100 of its buildings are listed. It retains an identifiable and distinct historical character with a unique heritage.

Within the village lies a small number of shops and amenities found in The Square, including a butcher, post office, convenience store, flower shop, fish and chip shop, Indian restaurant, coffee shop, a two hairdressers and a flooring specialist. There is a limited bus service to Aylesbury and Thame. Services 110 & 111 provide a number of buses in the morning through to the afternoon and some services operate only during school term.

Around 40% of households have two cars or vans, while 14% of households have three or more cars or vans. 11% of the village have no cars or vans and the remaining 35% of households having just one vehicle. The bus services are limited, car trips are required to reach the nearest railway station at Haddenham and Thame Parkway some 4 miles away to the south.

The local primary school is situated on Chilton Road away from the conservation areas. The heritage village is served by three churches of different denominations.

A Brief History

The earliest reference to Long Crendon comes from the *Domesday Book* of 1086. There are several areas with prehistoric and Roman archaeological activity particularly around the Church and north end of the High Street/Chearsley Road, archaeological remains have been found in Harroell. There is evidence of other Saxon and medieval remains around Notley Abbey, Easington, St Mary's Church and Bicester Road at Lower End.

The earliest archaeological evidence was found in Harroell where excavations undertaken in 2006 revealed the heavily truncated remains of a series of ditches and post holes that may indicate Neolithic/Bronze Age settlement. Aerial photography has identified several possible prehistoric ring ditches, which may mark the site of early Bronze Age burial mounds, to the north of the church and to the west of Notley Abbey. A possible Iron Age hill fort has also been suggested based on crop mark evidence on the hill top north-west of the village towards Easington. Archaeological evidence for Roman activity indicates a concentration of activity in the area north of the Chearsley Road near St Mary's Church where the remains of a Roman cemetery have also been found.

Special Historic & Landscape Character

The historic layout of the village is relatively well preserved. There are 114 listed buildings in Long Crendon including the grade I listed church of St Mary and two grade II* listed buildings, the 15th century Courthouse just south of the church on the High Street and the 16th century Warwick Farmhouse on Bicester Road. There is a high survival of late medieval houses in the village, with 21 known structures dating to the 15th or 16th century included on the list including the 'manor' house in Frogmore Lane which is covered by six separate listings. The earliest structure remaining in the village is Sycamore Farm which contains elements of an early 13th century aisled hall.

A distinctive feature of the built character of Long Crendon is the number of surviving timber or cruck framed structures. Of the 114 listed buildings, 49 are cruck or timber framed and the village has the highest density of these structures in the county. A survey carried out by the Vernacular Architecture Group identified 20 cruck framed structures and of these 20, the majority were identified as true cruck frames, i.e. most likely early medieval (13th-14th century) in origin while only one was considered a base cruck and therefore later medieval or post medieval (15th-16th century).

The landscape and views to, from and within Long Crendon are considered as valuable assets to be conserved, as recorded in the 1969 and 2009 Conservation Plans. The landscape and views enable the historic setting of the village to be appreciated and the relationship between the landscape and the historic village to be understood.

The village rises from 200ft (60 metres) above sea level in the meadows near the river Thame to the south-east of the village to 400ft (120 metres above sea level) at the parish boundary with Easington to the north of the village. Due to this elevated position the Long Crendon Conservation Area, and in particular the landmark tower of St. Mary's Church, can be seen from some distance outside the village boundaries.

Particularly fine views of the village are gained from the A418 to the south-west and north-east of Thame, along the Long Crendon Road from Shabbington to the south-west and approaching the village from the north-west along the Bicester Road.

The village experienced very little change during the first half of the 20th century with only a few new housing additions being created along Chearsley Road. It wasn't until the 1950s that any significant residential development occurred with a large housing estate built by the council to the north of the Bicester Road. The village has grown extensively since then and today has more than doubled in size and population but retains its hilltop character.

3. Planning Policy Context

The Parish lies within Aylesbury Vale District Council (AVDC) in the County of Buckinghamshire.

The National Planning Policy framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The LCPNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the LCPNP:

- Supporting a prosperous rural economy (paragraph 28)
- Good design (paragraph 58)
- Protecting healthy communities (paragraph 70)
- Protecting local green spaces (paragraph 76)
- Conserving and enhancing the natural environment (paragraph 109)
- Conserving and enhancing the historic environment (paragraph 126)
- Neighbourhood planning (paragraph 185)

AVDC has planning policies that are helping to shape strategy and policies of the LCPNP. The LCPNP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Planning Regulations.

The Aylesbury Vale District Local Plan (AVDLP)

This version of the Local Plan was adopted by AVDC in 2004 and covered the period to 2011. Although its housing policies are now out of date, a number of other policies have been saved for use in determining planning applications in the District.

Of these, the most relevant to this Parish are:

- Policy GP2 – Affordable housing
- Policy GP8 – Protection of the amenity of residents: Protects existing residential amenities from unrecognisable harm from impact a new development may cause
- Policy GP32 – Retention of community assets: Protection of shops, public houses and post offices – resisting proposals that will lead to the loss of valued community assets
- Policy GP35 – Design of new development: Sets out the built design principles for new development
- Policy GP53 – New development in and adjacent to the Conservation Area: In Conservation Areas the council will seek to preserve or enhance the special characteristics that led to the designation of the area

- Policy RA8 – Areas of Attractive Landscape (the majority of the Parish and all of the village lie within such an Area)

The Vale of Aylesbury Local Plan (VALP)

The draft VALP was published for consultation in July 2016. The District Council hopes to be able to submit the VALP for examination in summer 2017 and then to adopt it before the end of 2017. The VALP will set the spatial and growth strategy for the District over the plan period 2015 to 2033 and will contain development management policies to replace those saved from the AVDLP.

The most relevant strategic policies of the VALP are:

- S3 Settlement Hierarchy & Cohesive Development – which identifies Long Crendon village as a 'larger village' in the hierarchy
- S8 Previously Developed Land – encouraging the effective use of brownfield land
- S9 Securing Development through Neighbourhood Planning – establishing the core relationship between the VALP and neighbourhood plans
- D5 Housing Development at Larger Villages – proposing a 22% increase in the housing stock of the village over the plan period, resulting in a need for 231 homes to be planned in the period to 2033, once commitments and completions since April 2015 have been taken into account
- D10 Village Centres – promoting new village centre uses
- H1 Affordable Housing – requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site
- H5 Self/Custom Build Housing – requiring larger housing schemes to make provision for serviced plots for self-builders
- H6 Housing Mix – setting out the principles to meet housing needs to 2033 by type and tenure
- BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets
- BE2 Design – establishing some generic design principles for new development
- NE2 Biodiversity – managing development schemes to avoid harm to biodiversity value
- NE3 Landscape Character – requiring proposals to have full regard to landscape character and especially designated landscapes, including the Brill to Winchendon Hills Area of Attractive Landscape, within which most of the Parish lies
- I3 Community Facilities – protecting existing valued facilities from unnecessary loss

It is expected that further clarity will be given in the published pre-submission version of the VALP in December 2016. There are a number of important policy issues that have generated considerable concern – not least the rationale for distributing housing growth across the rural areas of the District – that may become clearer at that point. If so, then the final submission documents of the LCPNP will take those matters into account as necessary.

Although it is intended that the LCPNP will be examined before the adoption of the VALP, and therefore it must have regard to its general conformity with the saved policies of the AVDLP, it will consider the evidence and reasoning of the VALP.

Recent Planning Issues

The LCPNP has been prepared at a time (October 2016) of considerable uncertainty over the final outcome of a number of important planning decisions. There have been three planning applications for major housing development schemes submitted to AVDC since mid-2015, none of which have yet been determined. In addition, a developer has begun the pre-application process for applying for planning permission on land south of the village at Drakes Drive for a major housing scheme.

The three applications – at Chilton Road (for 65 homes), Chearsley Road (42) and at Wainwrights (19) – would together deliver a considerable part of the allocation of new homes in the village that will be required in the adopted VALP in due course. However, there has been strong local community objections to two of the sites – Chilton Road and Wainwrights – with the former currently the subject of an appeal and the second likely to be determined before the submission of the LCPNP.

In deciding to prepare the LCPNP with a seven-year plan period to 2022, the Parish Council has adopted a sensible approach to enable it to monitor the outcome of these, and any other decisions, that are made prior to the making of the LCPNP.

4. Community Views on Planning Issues

The Parish Council (PC) and a group of residents, who formed a steering group (SG), started work on the Neighbourhood Plan in July 2015. It has met regularly since its inception to develop the Plan.

Meetings were held with AVDC to ensure that issues raised were resolved early in the process and to ensure AVDC were kept up to date with progress.

Members of the community have been able to view progress of the Plan through the Neighbourhood Plan page of the Parish Council website and through regular updates in the *Crendon Crier* monthly magazine and every two weeks at the Parish Planning and Parish Council Meetings.

The PC and the SG have consulted and properly involved the community in the Neighbourhood Plan process through public consultation, such as through questionnaires and open day events. The PC and the SG have incorporated the views of residents and businesses in the village.

Three formal events were held in the village for the local community and interested parties:

- 26 August 2015
- 4 and 5 October 2015
- 17 and 18 January 2016

At the first 'Have Your Say' day event on the 26 August 2015, the PC and the SG completed an exercise where the community could have their say through commenting on different categories such as housing, shops, the environment, and infrastructure and so on. This was done through writing comments on post it notes and through discussion. The group noted how the village works well now and identified its current problems in relation to planning and development matters. The group also put forward their thoughts on the vision for the village 20 years in the future. Much of this is captured in the vision set out in this Plan.

The event of 4 and 5 October 2015 presented the outcomes from the work carried out to date by the PC and the SG and outlined the imperative to the community for completing the Neighbourhood Plan. 286 people completed the Neighbourhood Plan questionnaire at this event.

The Community identified a number of issues that needed to be addressed in creating the Plan:

- Maintaining village character (conservation area, green spaces, views)
- Reducing impact of traffic in village
- Improving amenities (shops, sports facilities, clubs, footpaths, cycle paths) and the distance to those amenities
- Avoidance of harm to the rural landscape and views

- The conservation area
- Improving village services (school*, surgery*, sewage works)

The Questionnaire asked residents to determine the key housing they saw as necessary in the village in the future.

Residents stated their preferences for things that were important to them, including housing types such as affordable housing, starter homes and retirement homes.

The community also provided a clear view of what (they) residents saw as important to life in Long Crendon.

- Maintaining our sense of community
- Traffic from any new development should be kept away from the centre of the village where possible
- Maintaining and improving green and open spaces within the village
- Maintaining our rural atmosphere
- Keeping our views over the countryside
- Maintaining the current school catchment area
- Development to be restricted from high ground to limit their visual impact
- Preserving our conservation area
- Any large development should add better amenity to the village. e.g. football pitches, sports facilities, doctor's surgery, children's play areas.

At the event of 17 and 18 January 2016 the PC and SG provided further information to the community and presented the full list of potential sites that had been assessed for development by the Steering Group.

The Event also presented feedback received at the previous event back to the community. Feedback received at this event was collated and used as further evidence in the creation of the Neighbourhood Plan.

5. Vision, Objectives & Land Use Policies

Vision

The vision for Long Crendon Parish in 2022:

The village has grown but the required growth has preserved the special character and heritage of the village, the surrounding countryside and important views from and into the village.

New homes have helped sustain valued community facilities – village shops, churches, the garage, the Village Centre and library. New investment has secured the expansion of the school and surgery.

There is a wider range of housing types enabling younger people to find homes and older households to downsize. There are now more affordable homes in the village and self-build plots.

Traffic in the village is better managed as a result of traffic calming measures. There are improved walking and cycling connections between the village, Thame, and Haddenham Station.

The development of the parish has not only avoided any harm to its biodiversity but has helped create new ecological value with significant areas of Local Green Space

The village remains ostensibly a hilltop village with areas of designated beauty preserved for future generations.

Objectives

To achieve this vision a number of key objectives have been identified.

These are:

Housing to:

- Meet local housing needs, particularly by providing more, smaller houses for those wanting to stay in the village, and for young, first time buyers
- Provide affordable homes for local people and encourage self-build initiatives

Environment to:

- Minimise the effects of development on the historic character of the village
- Protect the special landscapes that surround the village, opening new views where possible
- Ensure that all major development includes the planting of hedgerows, trees and the provision of open grassed areas

Local Services to:

- Encourage the use of local shops and services and protect them from unnecessary loss to other uses
- Support rural economic development providing more local people with the opportunity to work in the Parish
- Encourage and support all sporting activities for village residents.

Transport to:

- Contain and control traffic flow with commuter traffic confined to the main arterial roads
- Encourage walking and cycling in the village to access the village shops and services by the creation of footpaths, cycleways and improved existing walkways.

Monitoring & Review Policies

The LCPNP will be monitored by Aylesbury Vale District Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity but other data collected and reported at a village level relevant to the Plan may also be included. It is expected that the LCPNP will be formerly reviewed by 2020 or to coincide with the development and review of the development plan if this cycle is different.

Land Use Planning Policies

Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents - the National Planning Policy Framework and the saved policies of the 2004 Aylesbury Vale District Local Plan (AVDLP) - will continue to be used.

Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policy Maps - where a policy refers to a specific site or area then it is shown on the Maps.

Policy LC1: Long Crendon Settlement Boundary

The Neighbourhood Plan defines a Long Crendon Settlement Boundary, as shown on the Policies Map.

Proposals for infill development within the boundary will be supported, provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan.

Proposals for development outside the boundary will only be supported if:

- i. they do not result in the significant visual intrusion into open land that contributes to defining the form and character of Long Crendon village;***
- ii. they are consistent with development plan policies on local landscape protection and the protection of the natural environment; and***
- iii. they are sustainably located for their purpose.***

This policy establishes and defines the Long Crendon Settlement Boundary to distinguish the consideration of planning applications within the settlement from those outside the boundary. In doing so, it replaces saved AVDLP policies RA3, RA13 and RA14 relating to development within and adjoining rural settlements in so far as they are applied in the designated neighbourhood area.

Long Crendon is a historic village with a highly sensitive landscape that seeks to be protected as much as possible from any large or small scale developments threatening the charm and distinctive character of the area. It is therefore crucial that new developments, regardless of their uses, remain in and around the current built-up area, to minimise the impact they have on the landscape.

This policy sets the spatial strategy for the LCPNP. Its objectives are to protect the intrinsic character and beauty of the countryside but to allow for sustainable growth to meet local housing needs over the Plan period. In which case, the Boundary accommodates the site allocations proposed by policies LC2, LC3, LC4 and LC5 of the LCPNP. Together, these allocations will deliver approximately 72 homes and thereby will meet the objectively assessed housing need for the District in the seven-year period of 2015 - 2022, and are consistent with the emerging spatial strategy for the District. The policy also allows for the continuing growth of the village through suitable infill sites, which may deliver another 10 – 15 homes in that period.

Policy LC2: New Homes & Community Facilities on Cheersley Road

The Neighbourhood Plan allocates land at Cheersley Road, as shown on the Policies Map, for the development of new homes and for a use that benefits the local community.

Proposals for the housing development will be supported, provided:

- i. The scheme is located in the area shown on the Policies Map and is accessed from Cheersley Road only;***
- ii. The scheme comprises approximately 42 homes with a majority of homes having 2 or 3 bedrooms;***
- iii. Prior to the occupation of the tenth home, the land is released for the delivery of a community facility scheme; and***
- iv. The layout and landscape scheme provide an effective landscape buffer on the northern and eastern site boundaries.***

Proposals for the community scheme will be supported, provided:

- v. That the scheme comprises a community facility, the developer of the housing scheme delivers the community facility to a specification to be agreed with the Parish Council; or***
- vi. That the scheme comprises a non-residential institution use, the developer of the housing scheme provides the land required for the use, as shown on the Policies Map; and***
- vii. The scheme provides for an effective noise buffer to the adjoining homes on the western boundary of the site; and***
- viii. The scheme is accessed from the same access to Cheersley Road as the housing scheme.***

This policy allocates 2.8 Ha of land for approximately 42 new homes and community facilities off Cheersley Road. It is in line with a planning application (15/02806/AOP) made in 2015. The land is also considered to be potentially suitable for housing development in the 2016 HELAA document (LCD011). However, that assessment failed to acknowledge the proposal to use part of the site for community facilities and so incorrectly assumed that it is capable of delivering up to 84 homes.

The developer, has agreed a memorandum of understanding with the Parish Council to deliver the combined scheme. There are two alternative community facilities that would be delivered by a developer; either a new doctors' surgery or a community project or building. The former is prioritised to meet the needs of a growing population and to replace of the existing poor accommodation which lacks off-street parking. The Policies Map shows that part of the site will be used for this purpose.

At present Trinity Health, who operate the surgery, have submitted proposals to NHS England and the Clinical Commissioning Group to relocate the existing surgery from the High Street. The potential relocation of the surgery forms part of a wider consultation by NHS England to meet healthcare delivery needs in the local area. The outcome of this consultation may be concluded during the Plan period. If accepted, Long Crendon will be the beneficial owners of the land, which will be used for construction of a surgery. If not accepted Long Crendon will be the beneficial owners of the land and the agreed community facilities will be built and delivered by the developer.

The purpose of this policy is therefore to encourage the approval of the current planning application and also to safeguard the land for the Plan period. It is also intended to send a clear message to healthcare providers that improved medical facilities form a key part of the future vision for Long Crendon.

In other respects, the policy makes requirements of the scheme's design to ensure the site is developed sensitively to win local support.

Policy LC3: New Homes on land off Westfield Road

The Neighbourhood Plan allocates two parcels of land off Westfield Road, as shown on the Policies Map, for housing developments.

Development proposals will be supported, provided:

- i. On the land north of Westfield Road:***
 - a. the scheme comprises approximately 10 homes;***
 - b. the layout avoids development on the corner of the site with Bicester Road and scheme retains all of the existing hedgerow on the frontage to Bicester Road;***
- ii. On the land south of Westfield Road:***
 - a. the scheme comprises approximately 5 homes;***
 - b. the scheme retains as much of the existing hedgerow on the site frontage as possible and provides a landscape buffer across the southern boundary of the site;***
- iii. Each scheme has full regard to the significance of the setting of nearby Listed Buildings and other non-designated heritage assets and of the Long Crendon (Bicester Road) Conservation Area;***
- iv. Each scheme is accessed from Westfield Road only and provides for highways improvement works as required by the highways authority;***
- v. Each scheme meets the car parking standards within the site boundary;***

This policy allocates two sites off Westfield Road on the northern edge of the village for a small housing scheme on each site. The sites lie just beyond the western edge of the Long Crendon (Bicester Road) Conservation Area, but within its setting, and within the setting of a listed building on Bicester Road adjacent to Westfield Road.

The site to the north of the road is the slightly larger of the two and is therefore capable of accommodating more new homes than the smaller site south of the road (which although larger in the full area of the field is confined only to the site frontage to avoid harm to the setting of the listed building nearby).

An assessment of the sites indicates that the development of both sites is possible in principle without harming the setting of these heritage assets. However, the policy requires that careful attention is paid to the design of the proposals, which must in any event adhere to the provisions of Policy LC12 of the LCPNP and of the NPPF and AVDLP in respect of managing design in historic settings. In both cases, there are important existing landscape features that can and must be retained as part of the proposals to avoid harm to the character of their surroundings.

It is possible that both schemes will need to consider improvements to the local roads, as determined by their respective transport assessments in due course. Ideally, the development schemes should be planned and delivered together, so that their combined effects can be properly assessed and mitigated as necessary. However, they are two separate sites in different ownerships and this is not made a requirement in the policy.

Policy LC4: New Retirement Houses off Sycamore Close

The Neighbourhood Plan allocates land behind Sycamore Close, as shown on the Policies Map, for a residential use for occupation by older residents only.

Development proposals will be supported, provided:

- i. The scheme comprises approximately 10 homes and a planning obligation secures the occupation of each home for the use by older residents in perpetuity;***
- ii. The scheme has full regard to the significance of the setting of both of the Long Crendon Conservation Areas;***
- iii. The scheme is accessed from Sycamore Close only, to be provided by the demolition of No.5 Sycamore Close to form a new access;***
- iv. The scheme meets the car parking standards within the site boundary for schemes intended for occupation by older households;***
- v. The layout and building orientation and massing are designed to blend into the existing village edge to the immediate east of the site and provide an amenity space for occupiers; and***
- vi. The landscape scheme retains as much of the existing mature trees and hedgerows on the site boundaries as possible as part of creating an effective landscape buffer along the western boundary.***

This policy allocates land on the western edge of the village for a small, independent living-type housing scheme. The site is only suited to this type of housing scheme, and expressly not any other form of open market or affordable housing scheme, given the restricted access from Sycamore Close to the site. Sycamore Close is not suited to the number of traffic movements that would be expected of a conventional housing scheme. For the purpose of this policy, older households are defined as households where each occupier is aged 60 or over.

The site adjoins both the village Conservation Areas and is partially visible in their settings in views to the village from the west, and so the policy confines a scheme to a smaller quantum of development. It requires the provision of amenity land for occupiers and an approach to the design and layout of the scheme that successfully absorbs new buildings into the landscape and maximises the views out of the village.

The landowner also owns the property on Sycamore Close which will be demolished to form a new vehicular access to the scheme. The site is very close to the Village Square so residents can easily walk to the local services located there. This type of occupation will meet an increasing demand for 'downsizer' homes from within the village, which will release larger homes suited to families elsewhere in the village.

Policy LC5: New Homes off Sandy Lane

The Neighbourhood Plan allocates two parcels of land to the west of Sandy Lane, as shown on the Policies Map, for housing developments.

Development proposals will be supported, provided:

- i. Each scheme comprises approximately 5 homes;***
- ii. Each scheme has full regard to the significance of the setting of the Long Crendon Conservation Areas;***
- iii. Each scheme is accessed from Sandy Lane only;***
- iv. Each scheme meets the car parking standards within the site boundary; and***
- v. Each landscape scheme provides a landscape buffer across the western boundary of the site.***

In addition, the Neighbourhood Plan reserves a parcel of land to the east of Sandy Lane, as shown on the Policies Map, for a housing development and green space beyond the Plan period. The land will be released for development within the Plan period in one or more of the following situations:

- The adopted Local Plan requires a greater number of new homes to be met in Long Crendon village for the Plan period to 2022 than has already been committed or provided for in the Neighbourhood Plan;***
- The District Council fails to maintain a five-year supply of housing land after the adoption of the Local Plan;***
- Two or more of the sites allocated in the Neighbourhood Plan fail to obtain planning consent before 31 March 2020.***

In the event that the land is released, development proposals will be supported, provided:

- vi. The housing scheme is of an exceptionally high standard of environmental design and performance;***
- vii. The housing scheme comprises approximately 20 homes at a density no greater than 20 dwellings per Ha;***
- viii. The housing scheme is confined to the lower ground on the site closest to Sandy Lane and the southern part of the site;***
- ix. The remainder of the land is safeguarded as a green space with no development permissible;***
- x. The scheme has full regard to the significance of the setting of the Long Crendon Conservation Areas;***
- xi. The scheme is accessed from Sandy Lane only; and***
- xii. The scheme meets the car parking standards within the site boundary.***

This policy serves two purposes. First, it allocates two sites off Sandy Lane on the western edge of the village for a small housing scheme on each site. Secondly, it reserves another, larger parcel of land on the opposite side of Sandy Lane for an eco-housing type scheme beyond the plan period.

All three parcels of land lie within the proposed Settlement Boundary of Policy LC1. They lie beyond the western edge of the village's two Conservation Areas, but are visible in their settings in long views from the west.

An assessment of the sites indicates that development is possible in principle without harming the setting of these heritage assets. However, the policy requires that careful attention is paid to the design of the proposals, which must in any event adhere to the provisions of Policy LC12 of the LCPNP and of the NPPF and AVDLP in respect of managing design in historic settings. In the case of the two western parcels, it is important that effective landscape buffers are established on the western site boundaries to provide a soft edge to the open countryside beyond.

The land east of Sandy Lane is reserved for development beyond the plan period, as it is not required in the current plan period to meet local housing need. Having been included within the new Settlement Boundary, and within a short walking distance of the Village Square, it is considered is well-suited to a high quality, 'eco-housing' scheme on its southern area. The remaining land is not suited to development as it is on higher ground and therefore more visible in the landscape and the setting to the village in views from the west.

However, it may be necessary for the land to be released for development within the plan period for reasons beyond the direct control of the Parish Council. The policy explains the conditions by which this may happen. This approach is designed to show the local community is positive about planning for new homes in the most sustainable parts of the village and wishes to retain control of managing development if the situation arises. Should it not arise, then the expectation is that the land will be allocated in the first review of the Neighbourhood Plan when it is rolled forward to cover the period 2022 – 2033.

Policy LC6: Housing for Older People

Proposals for the development of retirement housing, including extra-care housing, will be supported, provided they are located within the Long Crendon Settlement Boundary.

All proposals for infill housing development inside the Long Crendon Settlement Boundary should have regard to the need for homes suited to older households by way of their type, configuration and detailed design.

Proposals to increase the gross internal floorspace of existing bungalows of a scale that requires planning permission and that will result in the loss of local homes especially suited to occupation by older people, will be resisted.

This policy supports the need for specialist retirement, including extra-care, accommodation for the village's increasing older population. Using projected population figures it is estimated that by 2020 over 25% of the village's population will be over 65 compared with 19% for the Vale of Aylesbury as a whole.

Specialist retirement housing provides a safe environment where older people can continue to live independently and, has the added advantage of releasing homes for family occupation as the older person downsizes. Policy LC3 of the LCPNP makes a specific site allocation for one type of this housing but there may be future opportunities for similar schemes within the village boundary as 'windfall' proposals.

Policy LC7: Key Employment Sites

Proposals that will lead to additional employment will be supported in the following locations, as shown on the Policies Map, for schemes of high-quality commercial buildings, provided their visual and environmental impact on the landscape can be satisfactorily mitigated and sufficient provision is made for additional on-site car parking:

- i. Crendon Business Park;***
- ii. Woodway Farm; and***
- iii. Notley Farm.***

Proposals that result in the loss of an existing employment use will be resisted, unless it can be demonstrated that its continued use is no longer viable, which will include evidence that the property has been offered for sale on reasonable terms at open market value for a period of at least two years.

Proposals that provide infrastructure to enable access to a superfast broadband network to serve both communities and properties adjoining the network in the countryside will be supported. New housing development should provide the necessary means for new residents to access the superfast broadband network when it becomes available and if possible, contribute to improvements in the service for existing residents and businesses.

This policy is designed to encourage increasing and sustainable employment opportunities for the residents of Long Crendon and surrounding areas, as the working age population of the village increases with planned housing growth.

The three employment sites are well established and successful locations that are each capable of further intensification without harming the local landscape character. However, proposals must take into account the provisions of Policy LC16 in respect of the proposed East of Long Crendon Area of Special Landscape Value.

The policy also improves the commercial viability of the Village's other businesses as employees from these sites avail themselves of the facilities available from pubs, restaurants, B& Bs and the Village Square.

Policy LC8: Village Square

The Neighbourhood Plan defines the Village Square, as shown on the Policies Map.

Proposals for planning permission or prior approval in the Village Square for the change of use of the ground floor of an existing shop (A1) premises to financial/professional services (A2), to a restaurant/café (A3) or to an office (B1a) will only be supported, if:

- i. it can be demonstrated that the established A1 use is no longer economically viable;***
- ii. the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use;***
- iii. the design and/or use will cause no significant harm to a heritage asset or to a registered Asset of Community Value; and***
- iv. the proposal will not result in more than 10% of the total number of retail units becoming dwellings.***

This policy recognises the need to, where possible, protect the Village Square, which is regarded by the local community as the hub of the village centre. It comprises a hairdresser, florist, fish and chip shop, flooring specialist, post office, butcher, general store including news agency and off licence, an Indian restaurant and a café.

This core number and range of commercial services forms a critical mass that ensures the vibrancy and vitality of the Square. Sustaining these services is a vital factor in the village functioning as a larger village that can accommodate the scale of new housing planned for in the LCPNP.

A simple assessment has been made of the current mix of retail, other commercial and residential uses in the Square to determine how much change it can absorb through permitted changes of use (by planning consent or prior approval), without undermining its functionality.

Policy LC9: Long Crendon Primary School

Proposals for the development of permanent extra classrooms and additional space for play at Long Crendon Primary School will be supported, provided that they do not harm the amenity of local residents and there are sufficient additional off-street car parking spaces provided for staff and visitors.

Our popular primary school currently cannot accommodate all the village children wishing to attend. This already unsatisfactory situation can only get worse as additional housing is built here. This policy strongly supports any development to extend the primary school on land within the school grounds. The site is easily capable of accommodating new buildings without causing any significant harm to local amenities.

The policy makes no allowance for secondary education to be provided in the village. Secondary school pupils attend schools in other areas, principally Thame, since the closure in 1972 of the village's Church of England Secondary School, which was converted to being the primary school.

The Policies Map shows how the policy has made provision for new buildings to be located on that part of the current playing fields area closest to the existing school buildings. This leaves the majority of the fields to be protected from future development by its Local Green Space designation in Policy LC15.

Policy LC10: Community Facilities

Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

This policy supports development proposals intended to secure the long-term benefit of a range of facilities that are important to the local community. In some cases, remaining viable may require investment in updating and/or increasing the size of the facility to support existing and possible new uses.

Policy LC11: General Design Principles

The Neighbourhood Plan will support housing development proposals, provided:

- i. Their scale, density, massing, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features;***
- ii. Buildings should be no more than two stories in height above ground levels;***
- iii. Their landscape schemes include the planting of trees and hedges and the provision of private grassed lawns to front and/or rear gardens; and***
- iv. They make provision for a minimum of two off-street car parking spaces per dwelling unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required;***
- v. Car parking spaces to the front of homes should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the streetscene;***

This policy establishes the basis on which the design merits of development proposals will be judged in order to secure a planning consent.

Long Crendon has a tradition of excellent building design with fine examples of Medieval, Elizabethan, Georgian, Victorian, Edwardian and more modern 20th and 21st century architecture. There are three winners of AVDC's prestigious award for design excellence located in the Parish. All new housing, work and recreation places should reflect this tradition. Buildings should be architecturally designed, be at ease with their environment and integrate well within the landscape.

While not advocating pastiche or historic solutions, it's important that any new development has some connection with local character and place making. This should be achieved through an analysis of street character, build form and materials. The merits of exemplary contemporary building and design techniques should be assessed and embraced, as they have been in the village over the centuries.

Careful consideration should be given to parking allocation in any new development with a minimum of two off-street parking spaces per household. The Parish is relatively remote and is not well provided with employment opportunities, retail outlets, leisure facilities or public transport. For this reason, the majority of new housing in the plan period will serve households owning at least two vehicles.

Policy LC12: Design in the Conservation Areas and their Setting

Development proposals in the Conservation Areas or their setting will be supported, provided they have had full regard to the following design principles:

Roofs

- ***If roof tiles are laid, then handmade plain clay tiles should be used on a 45 degree pitch, in orange-brown colour and cambered in profile with a textured surface***
- ***If thatch is laid, then long-straw or combed wheat reed with flush ridges should be used, with gabled, hipped and half-hipped forms of a 55 degree pitch***
- ***Chimneys are normally constructed in a rectilinear shape of plain brick***

Walls

- ***The use of different colours for string courses***
- ***The use of witchert as a material set on a stone plinth and normally rendered in lime***
- ***The use of light grey stone***
- ***The use of red-orange, lighter orange and buff colour bricks laid in Flemish bond***

Windows

- ***The regular positioning of windows in the principal building elevation with openings that are commonly small to create a strong solid to void ratio***

Boundaries

- ***The use of high, coursed stone boundary walls with tiled copings around High Street***
- ***Elsewhere, the use of high hedges***
- ***The use of witchert boundary walls on high stone plinths and either rendered or un-rendered***
- ***The use of railings, often sitting on low brick plinths***

Other Materials

- ***The use of granite pavement kerbs***
- ***The use of coursed or random limestone rubble paving***

This policy identifies some specific, common architectural features in the village that contribute to defining its character, as observed in the Long Crendon Conservation Areas Appraisal of 2012. The policy operates alongside the provisions of the NPPF and AVDLF that require all development proposals to sustain and enhance the character and appearance of the Conservation Areas. In this respect, the Appraisal contains other general guidance to which all planning applications should have regard.

The intention is not that every proposal should include every feature, but that the policy prompts designers to pay special regard to them when bringing forward proposals. The Conservation Areas contain a great variety of features across their component character areas but these features appear more often than not.

The conservation assets in Long Crendon are highly valued by its residents, visitors and historians. They provide not only many beautiful historic buildings but also attractive open spaces, treasured views and frame the fabric of the community. Some parts of the Conservation Areas lie within the Area of Attractive Landscape which surrounds much of the village and they contain 120 Listed Buildings and 42 Buildings of Note. They retain an identifiable and distinct historical character with a unique heritage. Conservation of the character of the village must inform and guide the management of change within the environment for future generations.

Policy LC13: Local Heritage Assets

The Neighbourhood Plan identifies in Appendix B buildings and structures that have local heritage significance by way of their local historical and/or architectural value to the local community.

Proposals that will result in a scale of harm to, or loss of, the building or structure that has not had full regard to its significance as a local heritage asset will be resisted.

This policy identifies a number of buildings and structures in the Parish that have local heritage importance. In that regard, the policy is intended to inform decision makers of the presence of a non-designated heritage asset when judging the effects of a development proposal in line with § 135 of the NPPF. A schedule of the buildings and structures to which this policy applies is contained in Appendix C of the document.

The schedule is drawn from the 2012 Conservation Area Appraisal for Long Crendon (see Evidence Base). The District Council deployed the methodology for identifying local heritage assets recommended by Historic England. The Appraisal contains a brief description of each building and its local importance.

Policy LC14: Key Views

Development proposals must have full regard to their effects on the views identified in the Long Crendon Conservation Area Appraisal and in the Neighbourhood Plan. Areas considered include Sandy Lane and Bicester Road, Harroell and Wainwrights, Church End and north end of Chilton Road. Proposals that will obstruct a view by way of its location, height or massing, or will otherwise harm the contribution that a view makes to the special character of the village and its surrounding landscape, will be resisted.

This policy aims to prevent development that by means of its scale, massing, height, or use of materials would undermine the visual integrity of a number of defined Key Views both outward and inward that contribute to defining the character of Long Crendon and its setting within the wider Parish.

The Key Views which have been selected have been informed by the Long Crendon Conservation Areas Appraisal of 2012 and through consultations for the Neighbourhood Plan. They can be regarded as having public value for local residents. The policy does not rule out any form of development but requires that its location, scale and design have given full consideration to the nature of these views. The Policy will result in not obstructing or diminishing views in a way that will undermine the contribution they make to defining the character of the Parish.

Policy LC15: Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map:

- ***Long Crendon Recreational Park***
- ***Land south west of Chilton Road and to north edge of village***
- ***Open space below Abbotts Ridge (Harroell Park, Allotments and Dog Walking Field off Harroell)***
- ***Long Crendon School Playing Fields***

Proposals for development on the land will only be supported if the open character of the land is preserved, unless very special circumstances can be demonstrated.

This policy proposes four important green spaces in the parish are protected from development by their designation as Local Green Spaces in accordance with §76 and §77 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt.

In each case, the green spaces play an integral part in the enjoyment of the village and are therefore special to the local community. A fuller description of each site, and the justification for its designation, is provided in the 'Long Crendon Landscape Study' report in the Evidence Base.

Policy LC16: Area of Special Landscape Value

The Neighbourhood Plan designates land to the east of Long Crendon, as shown on the Policies Map, as an Area of Special Landscape Value.

Proposals for any form of development in the defined areas should respect their landscape character. Any development that will adversely affect this character will be resisted unless appropriate mitigation measures can be secured.

This policy identifies an Area of Special Landscape Value comprising land east of the village on the slopes towards the Parish Boundary with Thame. In doing so, the policy acknowledges the special role that the area plays in defining the essential character of the village in its landscape setting.

The land, along with much of the Parish, already lies within the Brill – Winchendon Hills Area of Attractive Landscape. The recent review of this designation for the VALP restated its value as a landscape designation. Maintaining the view to towards Thame and the Chilterns from the village across this land is considered extremely important and therefore retaining the open character of the land is crucial. As it remains in agricultural use, further such development will continue to be appropriate in principle.

A fuller description and justification of both areas is included in the separate 'Long Crendon Landscape Study' in the Evidence Base.

Policy LC17: Green Infrastructure & Biodiversity

Development proposals must:

- i. contribute to and enhance the natural environment;***
- ii. ensure the protection of local assets;***
- iii. seek to provide additional habitat resources for wildlife and green spaces for the community; and***
- iv. protect endangered species.***

Development proposals that enable the protection, enhancement or provision of new footpaths, bridleways and cycleways in and around the village will be supported, provided they accord with other policies of the development plan and have regard to the principles of the district-wide green infrastructure strategy.

Developments must deliver no net loss to biodiversity and wherever possible a net gain.

This policy establishes the importance of development proposals not conflicting with protecting the natural environment of the village and especially the local presence of protected, priority and endangered species and habitats. It is in accordance with the Government strategy (2020) to 'halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'.

Proposals will be assessed using the habitat impact assessment metric created by DEFRA and where required adhere to the mitigation hierarchy in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006 and Paragraphs 109 and 118 of the National Planning Policy Framework. If significant impacts cannot be avoided then appropriate mitigation or compensation measures will be required in accordance with the calculator.

These measures should be targeted to benefit conservation priorities in accordance with the Buckinghamshire Biodiversity Action Plan forward-to-2020. For the purpose of this policy, endangered species are those listed under Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act.

The policy also requires development to protect and enhance existing footpath, cycleway and bridleway links and to realise opportunities to create new links through development proposals. In doing so, proposals should adhere to the principles of the AVDC Green Infrastructure Strategy 2011-2026. Of particular importance is that developments help Long Crendon meet Natural England's Natural England's Accessible Natural Greenspace Standards (ANGSt).

The areas in need of investment to improve their biodiversity value are mainly the recreation areas to the south of Harroell and other existing public green spaces including the recreation ground, existing Common Land and the network of wide verges throughout the village. Further opportunities include creating a circular footpath around the village linking to wider footpath networks to Notley, Chilton, Westfield and the Thames Valley walk.

6. Implementation

The Neighbourhood Plan will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

Most of the policies contained in the Plan will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

While the local planning authority will be responsible for the development management, the Parish Council will use the Plan to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Infrastructure Projects

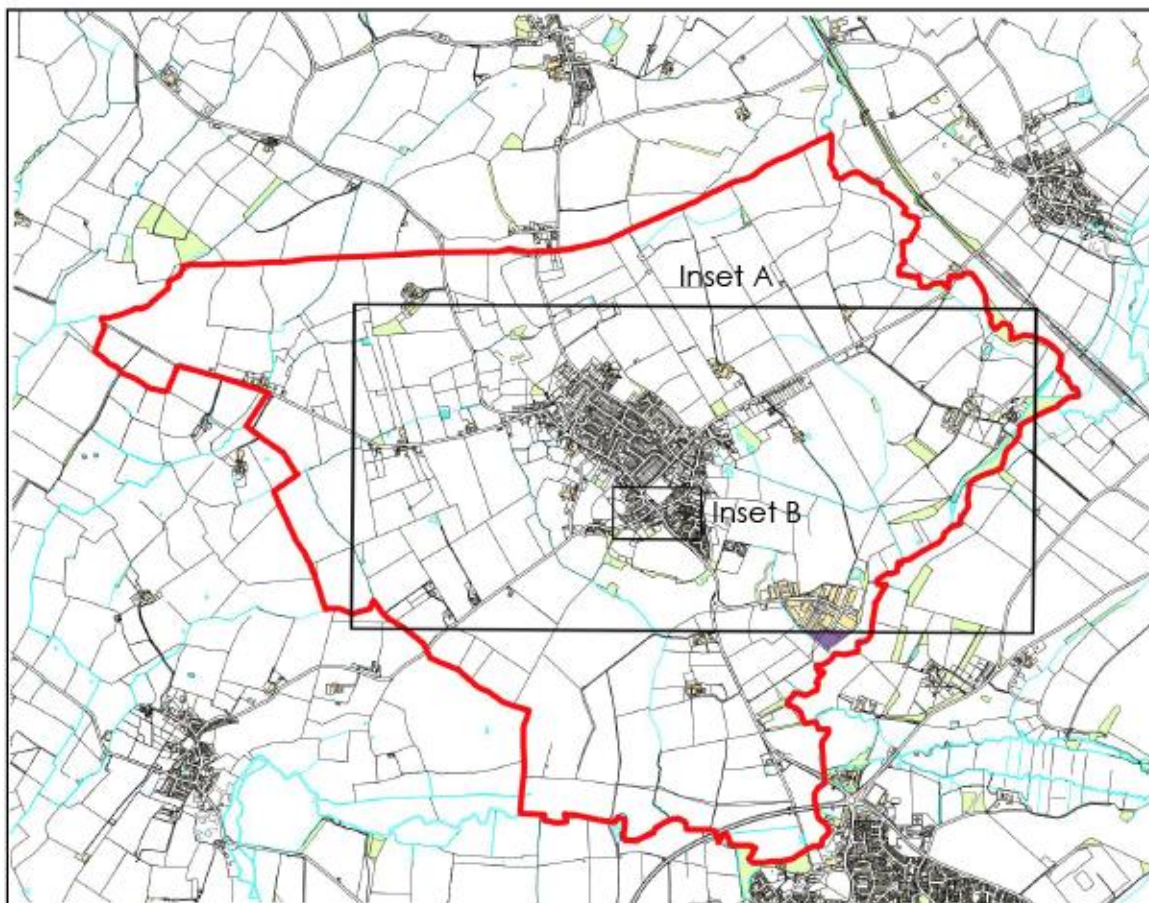
A series of local infrastructure projects will be prioritised for investment from Section 106 agreements and, if implemented in the future, Community Infrastructure Levy (CIL). A minimum of 25% of the levy collected from development in the Parish will be passed to the Parish Council for investment in the Parish. This provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

At present, the following local infrastructure projects will be given priority, as and when the Parish Council receives CIL funding to invest in the area;

- Cycle route to Thame
- Improved pedestrian route to Thame
- Refurbish the Village Centre
- Refurbish and upgrade the Recreation Ground including the Pavilion

In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the National Planning Policy Framework (NPPF).

Long Crendon Parish Neighbourhood Plan: Pre-Submission Policies Map October 2016



Key



Parish Boundary

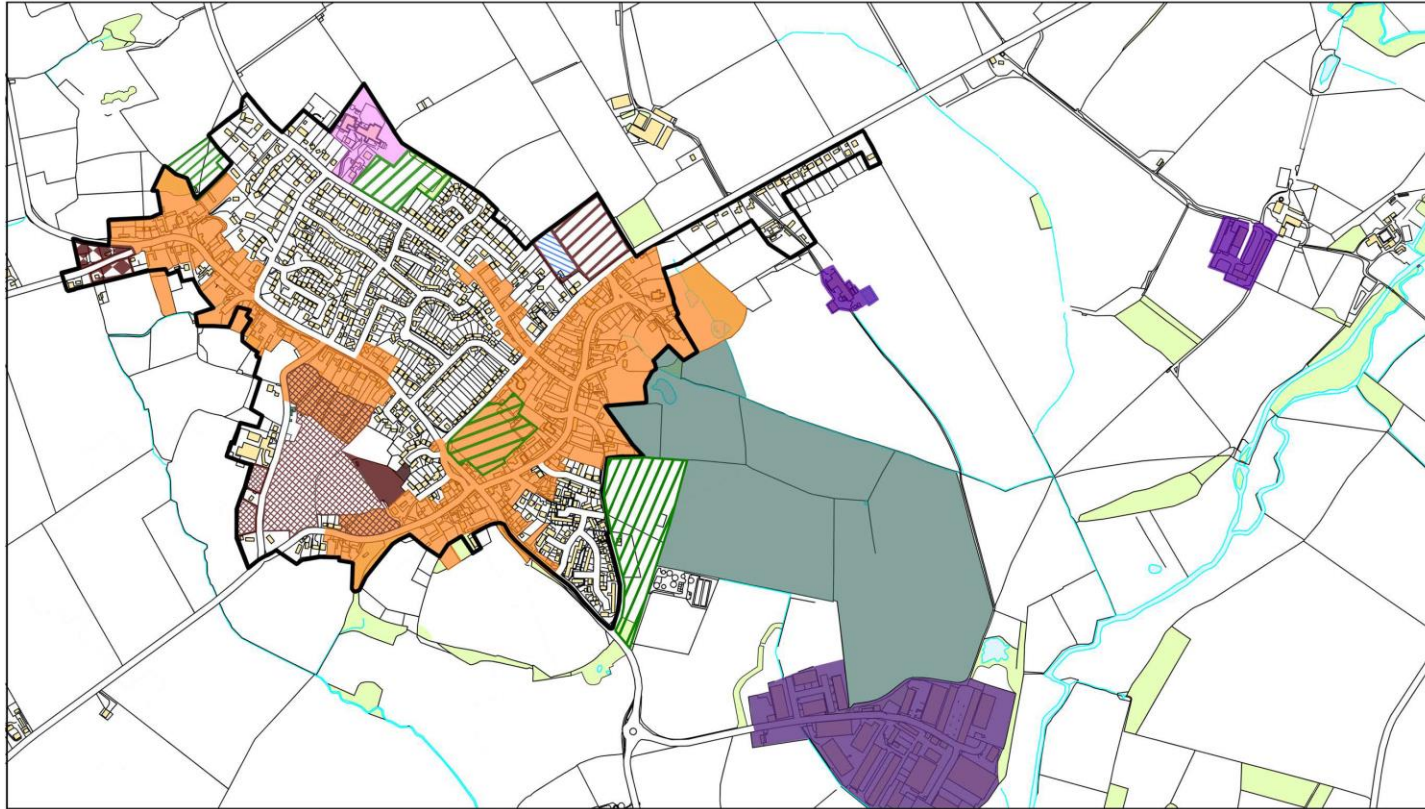


Policy 7: Key Employment Sites



Inset A & B

Long Crendon Parish Neighbourhood Plan: Pre-Submission Policies Map Inset A October 2016



Key

- | | | |
|---|---|--|
|  Policy 1: Settlement Boundary |  Policy 5: Sandy Lane |  Policy 15: Local Green Spaces |
|  Policy 2: Chearsley Road |  Policy 7: Key Employment Sites |  Policy 16: Area of Special Landscape |
|  Policy 3: Westfield Road |  Policy 9: Long Crendon Primary School | |
|  Policy 4: Sycamore Close |  Policy 12: Design in the Conservation Areas | |

Long Crendon Parish Neighbourhood Plan:
Pre-Submission Policies Map Inset B October 2016



Key



Settlement Boundary



Policy 8: Village Square



Policy 12: Design in the
Conservation Areas



Policy 15: Local Green Spaces



Policy 4: Sycamore Close



Policy 5: Sandy Lane

Appendix A

Evidence Base

Long Crendon Parish Plan (2009)
Long Crendon Fact Pack (2011)
Long Crendon Conservation Area Appraisal (2012)
Long Crendon Neighbourhood Plan: Landscape Study (2016)
Long Crendon Neighbourhood Plan: Site Assessments Report (2016)
Long Crendon Neighbourhood Plan: Draft Strategic Environmental Assessment (2016)
Vale of Aylesbury Local Plan: Consultation Draft (2016)
Vale of Aylesbury Local Plan: Housing & Economic Land Availability Assessment (2015)
Vale of Aylesbury Local Plan: Settlement Hierarchy Review (2015)
Aylesbury Vale District Local Plan (2004)
Aylesbury Vale Landscape Character Assessment (2008)
Buckinghamshire & Milton Keynes Environmental Record Centre Data

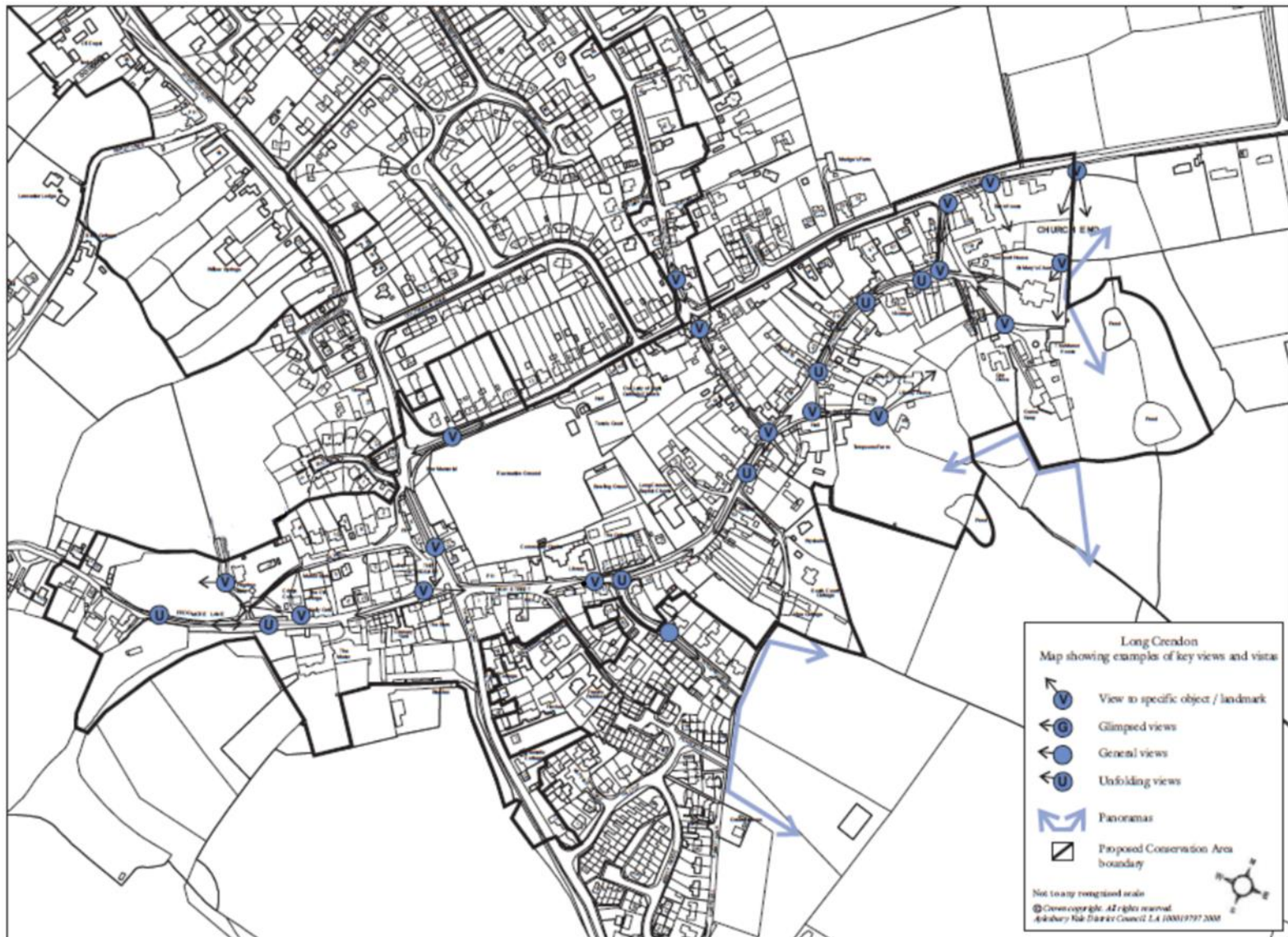
Appendix B

Schedule of Local Heritage Assets (Policy LC13)

Building or Structure Name	Address
House	16 Bicester Road
row of cottages	51 Bicester Road
combined cottages	53 Bicester Road
One and a half cottages	56 Bicester Road
Originally pair of cottages	65 Bicester Road
Cottage	85 Bicester Road
House	93 Bicester Road
House	107 Bicester Road
House	115 Bicester Road
House	5 Burts Lane
House	6 Burts Lane
House	8 Burts Lane
Cottage	9 Burts Lane
Cottage	11 Burts Lane
Cottage	12 Burts Lane
House	1 Chearsley Road
Church	2 Chearsley Road
Chapel	2a Chearsley Road
House	3 Chearsley Road
House	5 Chearsley Road
House	9 Chearsley Road
House	11 Chearsley Road
House	3-9 Frogmore Lane
House	3 High Street
Former school	Community Centre
Former school	Library
Church	Baptist Church
Cottage	11 High Street
Cottages	36-38 & 40-42 High Street
Cottage	45 & 48 High Street
Former chapel hall	Surgery
House	54 High Street
Former farmhouse	118 High Street
Two houses	Applepatch – Holly Farm, Jesses Lane
Cottage	Rose Cottage, Thame Road
House	9 Thame Road
Cottage	13 Thame Road
House	15 Thame Road
Cottage	17 Thame Road

Appendix C - Key Views (Policy LC14)





Important views within, from and to the High Street Conservation Area

