

Long Crendon Parish

Neighbourhood Plan 2013-2023



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Preface

The Examiner, Derek Stebbing B.A (Hons), Dip E.P., MRTPI has inspected the Long Crendon Parish Neighbourhood Plan (LCPNP) and confirmed that it:

- Has been duly prepared in compliance with the procedural requirements
- Meets the basic conditions and other legal requirements for Neighbourhood Plans

Mr Stebbing considered all responses made following consultation on the Neighbourhood Plan and has made a small number of suggestions for amendments.

The LCPNP has been duly amended in line with the Examiner's recommendations.

The Examiner recommends that the Plan now proceeds to Referendum.

AVDC are responsible for arranging the Referendum which will take place later in 2017.

Further Information on the Referendum will be made available on both the AVDC and the Long Crendon village websites.

Long Crendon Parish Neighbourhood Plan 2013-2023

June 2017

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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'. The village is well known for its confusing number of manor houses and medieval heritage, alongside its 15th century Court House, which was one of the first properties owned by the National Trust.

Long Crendon 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 villages and towns in England with Magna Carta heritage 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 coming 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, in partnership/collaboration with Aylesbury Vale District Council (AVDC) and rCOH (specialist neighbourhood plan consultants) to create the Long Crendon Parish Neighbourhood Plan.

The factors that have governed the development of the plan are complex; we have created a plan that gives us the flexibility to respond to the dynamic situation that we find ourselves in in Long Crendon. The Vale of Aylesbury Local Plan (VALP) is still some way off being adopted, perhaps not until 2018. This means that there will continue to be uncertainty over village housing targets. We have ongoing planning applications for up to 135 houses before we start looking for additional sites and committing the village to even larger developments that may or may not be needed. For this reason, we have written a Neighbourhood Plan which covers the village until March 31st 2023. This will enable the plan to be more sustainable as this will allow us greater flexibility and adaptability over the next years of the local plan period to respond rapidly and effectively to local development needs as they become clearer.

Additionally, 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 that a large part of the village falls within an Area of Attractive Landscape and two Conservation Areas, that must each be fully respected. The Neighbourhood Plan designates areas of 'Local 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 for first time buyers and 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 AVDC,

Oxfordshire and Buckinghamshire County Councils, 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 Parish Neighbourhood Plan Steering Group & Chair LCPC

1. Policies of the Long Crendon Parish Neighbourhood Plan

LC1	Long Crendon Settlement Boundary
LC2	New Homes off Westfield Road
LC3	New Homes off Sandy Lane
LC4	Housing for Older People
LC5	Key Employment Sites
LC6	Village Square
LC7	Long Crendon Primary School
LC8	Community Facilities
LC9	General Design Principles
LC10	Design in the Conservation Areas & their Setting
LC11	Buildings of Note
LC12	Key Views
LC13	Local Green Spaces
LC14	Green Infrastructure & Biodiversity

2. Introduction and Background

2.1 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 Figure 1 below.



Figure 1: The Designated Long Crendon Parish Neighbourhood Area

2.2 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 2023. 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 opportunity 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 by AVDC. 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 by AVDC as formal planning policy for the local area.

The Parish Council published a Pre-Submission version of the Plan for consultation during October 2016 – January 2017, in line with Regulation 14 of the 2012 Regulations. The comments received on that version have been considered and some changes have been made to this final version as a result. More details on this can be found in the Consultation Statement that is also part of the submission documentation.

The Parish Council has also prepared a Strategic Environmental Assessment (SEA) of the Plan, following the Screening Opinion of AVDC in September 2015 that an assessment would be required. A Scoping Report was consulted on shortly after, and a Draft SEA Report accompanied the Pre-Submission Plan for consultation. The Final SEA Report is part of the submission documentation.

3. The Neighbourhood Area

3.1 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, 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 have 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.

3.2 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 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.

3.3 Special Historic & Landscape Character

The historic layout of the village is relatively well preserved. There are 116 listing entries for Long Crendon Parish on the National Heritage List for England, including the grade 1 listed church of St. Mary, Notley Abbey House, enclosing wall at Notley Abbey House and dovecote to north-east of Notley Farm and three grade II* listed entries. There is also one Scheduled Monument in the Parish on the National Heritage List for England. Appendix C contains a list of the locally important buildings of note in the Parish, which also make an important contribution to the sense of place and local identity. . There is a high survival of late medieval houses in the village, with 21 known structures dating to the 15th or 16th century 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 118 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 Thames 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 Thames, 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 is situated within the Brill and Winchenden Hills Area of Attractive Landscape (AAL) (Figure 1), a fact that is greatly appreciated by the local community and the many visitors to the village. This AAL helps to protect the many historic and beautiful areas around the village, including the areas to the South West towards Shabbington; The areas to the North West; the area in the vicinity of the Iron Age Hill Fort to the North of the Village and the landscape South East of the Church at the end of the High Street.

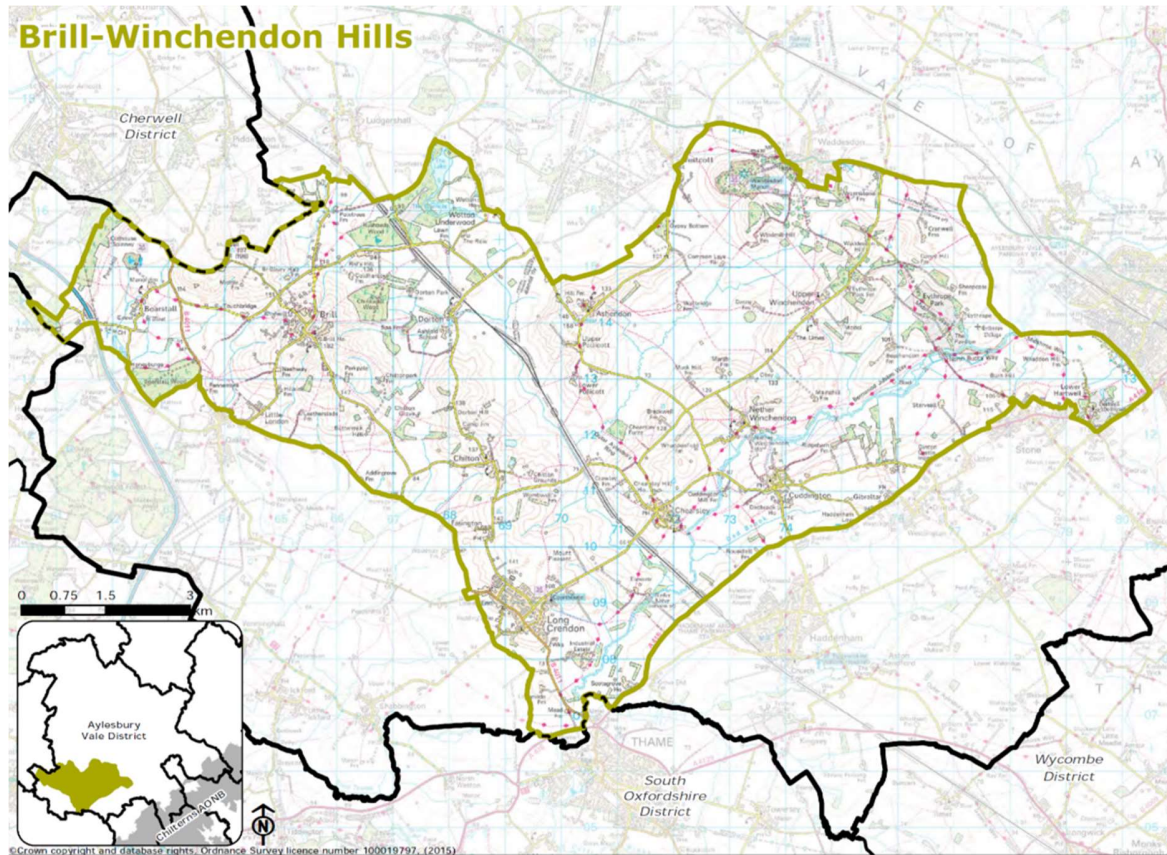


Figure 2: The Brill-Winchendon Hills Area of Attractive Landscape

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.

4. 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 Local Development Plan as required by the 2012 Neighbourhood Planning Regulations.

4.1 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)

4.2 The Vale of Aylesbury Local Plan (VALP)

The draft VALP (non-statutory) was published for consultation between July and September 2016. The District Council aims to submit the VALP for examination in summer 2017 and then to adopt it before the end of 2017¹. The VALP will set the spatial and growth strategy for the District over the plan period 2013 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 2013 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

¹ For more details read The Vale of Aylesbury Local Plan (VALP) - Local Development Scheme - https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/2016%20%28November%29%20LDS.pdf

- 13 Community Facilities – protecting existing valued facilities from unnecessary loss

The draft VALP raises 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 – These questions will be resolved through 2017 when the VALP is published.

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

4.3 Recent Planning Issues

The LCPNP has been prepared at a time of uncertainty over the spatial strategy for distributing housing growth across the District and over the outcome of important planning decisions. Two applications – at Chearsley Road (41 homes) and at Wainwrights (19 homes) – were considered within the site assessment process and have recently been approved.

There is another proposed scheme at Chilton Road for 75 homes, which is currently going through the planning appeal process. This has seen strong local community objection, including from the Parish Council and AVDC, for reasons including its size, location in the village and intrusion into the Area of Attractive Landscape on the edge of the village.

Therefore, dependent upon whether the appealed scheme is granted planning permission, either 60 or 135 houses are effectively already included within the neighbourhood plan.

The Draft VALP housing target for Long Crendon as a 'Larger Village' in the settlement hierarchy was 231 new homes over the 20 year period from April 2013 to March 2033, i.e. a growth of 22% in the baseline housing stock. The District Council has since announced that its housing supply strategy may change during the completion of the VALP for its examination in 2017, both in terms of the total numbers required and of the ways in which they will be distributed across the various types and locations of settlements.

There is therefore a very real danger that the Neighbourhood Plan may inadvertently plan for significant overdevelopment in housing growth than is required by the adopted VALP, especially during its early years, given the quantum of land that has been made available for housing development on the edges of the village.

This may not normally be considered a problem, as boosting housing supply is acknowledged as an important national planning policy goal. However, Long Crendon is amongst the most environmentally constrained villages in the District with its wealth of special heritage assets and its location entirely within a designated Area of Attractive Landscape. The SEA Report of the Neighbourhood Plan has established the importance of these features and has concluded there is limited scope for growth without the potential for significant environmental harm. This is also borne out by the conclusions of successive site assessments (SHLAA/HELAA) for the VALP by the District Council, which has only been able to identify one suitable site, for which planning consent for new homes has now been granted.

In which case, the Parish Council has chosen to plan for a ten year period from April 2013 to March 2023. This results in a housing supply strategy calculated according to tables 1, 2 and 3 below:

Breakdown of total VALP target			
		Number of houses	Notes
Committed housing		13	1
Period 2016 - 2021	218 @ 25%	55	2
Period 2021 - 2033	218 @ 75%	163	3
Total target		<u>231</u>	
<u>Notes</u>			
1	13 houses per VALP provides balance of 218 for calculations		
2	5 years calculated at 25% of the VALP period		
3	12 years calculated at 75% of the VALP period		

Table 1: Breakdown of total VALP target for Long Crendon

Calculation of housing for period 2016 - 2023			
		Number of houses	Notes
2016 - 2021		55	1
2021 - 2023		27	2
Total for period 2016 - 2023		<u>82</u>	
<u>Notes</u>			
1	Per disaggregation of total VALP target		
2	Pro-rata breakdown of 2/12 years from current VALP housing target		

Table 2: Calculation of housing for period 2016 – 2023

Breakdown of housing target based on current VALP		
	Number of houses	Notes
Committed housing	13	
Consented permissions	60	1
Balance for period 2016 - 2023	22	2
Balance for period from 2023 - 2033	136	
Total	<u>231</u>	
<u>Notes</u>		
1	Madges (41 houses) and Wainwrights (19 houses)	
2	Total for period 2016-2023 less consented permissions	

Table 3: Breakdown of housing target based on current VALP

The method divides the twenty year VALP plan period into three periods:

1. To March 2016 capturing the commitments (13 homes) noted in the Draft VALP. This forms the first three years of the ten year plan period chosen by the Parish Council.
2. To March 2023 covering seven years assuming that the first five years will meet 25% of the remaining target (218 homes), as the VALP makes this same assumption about the proportion of homes to be delivered in the first five years and remaining years across its plan period. The target for the remaining two years of the Neighbourhood Plan period (April 2021 – March 2023) assumes a target in proportion to 75% of the remaining 12 years of the plan period, again as per VALP.
3. From April 2023 to March 2033. This does not form part of this Neighbourhood Plan.

On this basis, the Neighbourhood Plan needs to plan for the residual of 82 homes in its plan period. With 60 homes consented and therefore able to contribute to the five year housing land supply (over 25% of the homes required over the full twenty years), the Plan is required to make proposals to allocate land for at least 22 new homes to March 2023. This is over and above any infill and windfall schemes within the village boundary, which may provide another 20 – 30 homes over the plan period, based on past trends of 1-2 new homes per year.

This seems a sensible approach to take to managing this matter. It balances the need for the Neighbourhood Plan to plan positively for development on the one hand, and to carry the support of the local community on the other. The Parish Council commits to commencing a first review of the Plan in time to roll it forward into the post 2023 plan period. Importantly, by that time, the outcome of the planning decision on the Chilton Road application will be known and the VALP will have been adopted.

4.3.1 Recent Planning Issues – Mix of development / Affordable Homes

Within the plan period 2013-2023 we have secured both affordable and a mix of homes from both the sites that have now been passed with outline planning permission.

Madges, Chearsley Road. – 41 New Houses to include 30% Affordable homes, a doctor's Surgery and a children's play area. There is a Memorandum of Understanding on this site which outlines the type of housing and amenities that will be provided.

Wainwrights, Harroell. – 19 New Houses to include 30% affordable smaller properties

In the plan period these two sites will contribute to the amount of affordable housing and the housing mix for the village.

The proposed Northern site in **Westfield** will include two smaller semi-detached residences.

5. Community Views on Planning Issues

The Parish Council (PC) and members of the local community, formed a Steering Group (SG), and started work on the Neighbourhood Plan in July 2015. The Steering Group have 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.

The community has been able to view progress of the Plan through the Neighbourhood Plan pages on 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 involved the community in the Neighbourhood Plan process through public consultation, including questionnaires and open day events. Leaflets were posted to each house in the village to ensure all the community had a chance to contribute to the plan at the open events. The PC and the SG have incorporated the views of residents and businesses in the village.

Four 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
- 2 November 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.

A further event was held on November 2nd 2016 at the Village School. The rationale for the Long Crendon Parish Neighbourhood Plan Pre-submission was presented to the village as part of the consultation process.

6. Vision, Objectives & Land Use Policies

6.1 Vision

The vision for Long Crendon Parish in 2023:

The village has grown but the required growth has conserved and enhanced 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.

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.

6.2 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 first time buyers
- Provide affordable homes for local people

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, cycle ways and improved existing walkways.

6.3 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 formally reviewed by 2020 or to coincide with the development and review of the development plan if this cycle is different.

6.4 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 are inappropriate. 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.

The Plan is required to make provision for the development of at least 82 new dwellings during the Plan period. This will be achieved by the development of the sites allocated in Policies LC2 and LC3, and by other appropriate developments which satisfy the policies of the Plan.

Proposals for 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 they are appropriate forms of development within rural areas and they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment.

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 would 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 and LC3 of the LCPNP. Together, these allocations will deliver 23 homes and will therefore make a positive contribution to meeting the objectively assessed housing need for the District in this plan period.

The policy also allows for the continuing growth of the village through suitable infill sites, which may deliver another 10 – 15 homes in the period, based on the trend of the past few years. The suitability of sites for infill schemes will be judged against the design policies of the Neighbourhood Plan.

Policy LC2: 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 8 homes;***
 - b. the layout avoids development on the corner of the site with Bicester Road and the scheme retains all 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 special interest, character and appearance of the setting of nearby Listed Buildings and other non-designated heritage assets and of the Long Crendon (Bicester Road) Conservation Area in terms of the height, front building line, plot widths and orientation of the new buildings;***
- iv. Each scheme is accessed from Westfield Road only and provides for highways improvement works as required by the highways authority; and***
- v. Each scheme meets the adopted 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, and to reduce the landscape impact).

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 LC9 (General Design Principles) 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.

Although very modest in their number of houses, it is possible that both schemes will need to consider improvements to the local road, 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. In which case, the schemes also fall below the national threshold for delivering affordable housing.

The landowners on the smaller Northern site have requested 2 smaller semi-detached houses to be included in their plans

Policy LC3: 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 special interest, character and appearance of the setting of the Long Crendon Conservation Areas in terms of the height, plot width and orientation of the new buildings;***
- 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.***

Development proposals should include provision for an archaeological investigation of each parcel of land prior to the commencement of any development

This policy allocates two sites off Sandy Lane on the western edge of the village for a small housing scheme on each site. In effect, both sites provide suitable infill opportunities, as they are bordered by existing development on that side of the road. The schemes fall below the national threshold for delivering affordable housing.

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 LC9 (General Design Principles) 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.

Although Sandy Lane is rural in character and narrow as it nears Bicester Road, it is not considered that development of this scale will create a traffic or road safety problem that cannot be mitigated. Ideally, the development schemes should be planned and

delivered together, so that their combined effects can be properly assessed and mitigated as necessary.

Policy LC4: Housing for Older People

Proposals for the development of retirement housing, including extra-care housing, will be supported, provided they are suitably located within the Long Crendon Settlement Boundary and their design meets the requirements of development plan policy.

All proposals for 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 floor space 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 normally be resisted.

This policy supports the need for specialist retirement, including extra-care, accommodation for the village's increasing older population, provided schemes are located within the village. This will avoid harmful incursions of development into the countryside and ensure that the occupants are closer to local services.

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.

The policy requires schemes to be suitably located in the village and their design to be appropriate to that location. Not every location will be suitable if the scheme comprises large buildings.

It also seeks to prevent the loss of existing bungalows that are especially suited to occupation by older households through proposals to extend and increase their internal floorspace. It is recognised that such works may not require planning consent, but where they do, proposals should justify why they should be exceptions to this policy.

Policy LC5: Key Employment Sites

Proposals that will lead to additional employment within Use Classes B1, B2 and B8 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:

- 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 marketed on reasonable terms at open market value for a period of at least 18 months.

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.

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 LC6: Village Square

The Neighbourhood Plan defines the Village Square, as shown on the Policies Map (Figure 5).

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 currently 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. Although not intended to be precise, it is considered that retaining at least half of the current number of premises as A1 shops will sustain The Square as a viable centre.

Policy LC7: Long Crendon Primary School

Proposals for the provision of additional school facilities at Long Crendon Primary School, if that proves to be necessary, will be supported, provided that this does not adversely affect the amenities of local residents and there are sufficient off-street car parking spaces available.

Our popular primary school currently cannot accommodate all the local village children wishing to attend in the foundation year. 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 negative impact 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 (Figure 4) 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, should that be proposed during the plan period.

Policy LC8: 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 have negative impact on 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.

There are currently no designated Assets in the village though the Parish Council considers there may be a number of candidates, which it will pursue with the District Council in due course. This policy will therefore apply to those Assets that are designated under that separate process through the Localism Act.

Policy LC9: General Design Principles

The Neighbourhood Plan will support development proposals, provided:

- i. Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, have understood and reflected the character and scale of the surrounding buildings and of distinctive local landscape features;***
- ii. Their landscape schemes include the planting of trees and hedges and the provision of private grassed lawns to front and/or rear gardens;***
- iii. They make provision for off-street car parking spaces in accordance with the adopted standards, 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;***
- iv. where a clear case can be demonstrated that off street car parking provision cannot be made, every effort is be made to use reasonable alternatives such as garages and shared parking arrangements;***
- v. Any car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene;***
- vi. For housing proposals, they set out how they have considered their housing mix, the energy efficiency of the scheme, the incorporation of Building for Life Standards, the use of sustainable drainage measures, the ease of access by non-car modes, the attractiveness of the homes for older households wishing to downsize and the provision of superfast broadband access infrastructure; and***
- vii. For housing schemes of eleven or more dwellings, provision is made for at least 30% affordable homes of the total number of homes proposed, unless it can be demonstrated that the abnormal costs associated with the scheme will render it unviable and a lower proportion is agreed.***
- viii. The proposals take full account of any relevant considerations concerning the historic environment and heritage assets in the area.***

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 is important that any new development has some connection with local character and place making. The policy therefore requires applicants to demonstrate that they have understood the context of their proposed development site and have reflected that in the design of their proposals.

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. However, the policy is not overly prescriptive and does not require a slavish adherence to repeating every design feature present in the village.

The policy's affordable housing requirement for all sites of eleven homes and above reflects emerging VALP policy, which AVDC considers is viable and appropriate in the rural areas of the District. It also reflects national guidance on the threshold, above which affordable housing can be secured.

More generally, proposals should look to providing a mix of 2, 3 and 4 bedroom homes to ensure that the recent trend towards larger homes on infill sites does not lead to insufficient lower cost homes suited to those wanting to get on the housing ladder. The policy also encourages applicants for housing schemes to consider providing home types for residents wishing to downsize but remain in the village. Whilst self-build homes are not planned within this phase of the plan they are a priority to meet future housing needs.

Support will be given to proposals that clearly outline commitment to finished landscaping for all building development. This should include details of retention and or replacement of trees and hedges that may have been removed during the building process. It should also detail the retention of existing hedgerows shielding the development fronting main roads. Plans should clearly outline the developer's commitment to providing grassed areas to the front and rear of properties and in open public spaces.

The use of energy efficient materials and processes will be encouraged or considered on their impact and merit in the locale of the Conservation Area.

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 requiring at least two vehicles.

Accordingly developers should include provision for two spaces for each 2-4 bedroomed property with three spaces for properties with five or more bedrooms. Exceptions to this will be where garages or shared parking sites are provided and

specifically allocated to properties and these must be clearly shown in the planning application.

Developers are required and existing residents encouraged to incorporate some landscaping into parking provision on front gardens to maintain a green aspect in the street. Permeable parking surfaces are preferable to help achieve this and also to help avoid undue rainwater runoff into the public drains.

All development proposals should detail the provisions made for parking in the initial planning documentation and will be a major consideration for supporting said applications.

Applications for larger development must include surface water surveys and consider existing flooding problems and potential issues caused by excessive infill and surface area drainage reduction opportunities caused by housing and paving of open spaces.

Sites must be accessible by road and linked to the village by cycle paths and walk ways. Community services need to be upgraded to provide additional public transport linking Long Crendon by bus with regular services to Thame Town, Haddenham & Thame Parkway Railway Station, Aylesbury and Oxford.

The provision of cable access to broadband facilities will be welcomed and encouraged as the village and therefore the demand grows. Larger schemes will be asked to finance the provision of improved broadband services.

Policy LC10: Design in the Conservation Areas and their Setting

Development proposals in the Conservation Areas or their locale will be supported where applicants have given due consideration to the following design principles. The guidelines are not designed to limit creative architectural solutions that may come forward:

- i. Planning applications in the Conservation Areas should be sympathetic to the surrounding buildings and environment giving due consideration to existing Roofs, Walls, Windows, Boundaries and the materials that have been used.***
- ii. Proposals for development should sustain and, where possible, enhance the historic character and appearance of the Long Crendon Conservation Area depicted in the policies map (Figure 4) and it's wealth of listed buildings and other heritage assets.***
- iii. All planning applications within the Conservation Area must explain how the design of the proposals has sought to retain or enhance positive features of the existing area.***
- iv. The design of development proposals should reflect the style of existing buildings and the character of the street landscape in respect of the use of construction materials and finishes for buildings or extensions.***

- v. ***New buildings should be of a scale, size, colour and proportions to complement the character of traditional buildings in the Conservation Area. Where approved modern replacement and/ or new build materials should visually complement the immediate environment.***
- vi. ***Any proposals for alterations or modernisation of retail or other commercial buildings, in particular on the High Street, should reflect their heritage, retain any existing traditional frontage and ensure that the installation of modern infrastructure is as unobtrusive as possible.***

The Conservation Areas contain a great variety of features across their component character areas but these features appear more often than not. The degree to which a proposal will be required to incorporate the relevant principles will be determined by the significance of the contribution the site makes to defining the character of the Conservation Area and its setting. This will be for the heritage statements accompanying planning applications, where required to set out.

The conservation assets in Long Crendon are highly valued by its residents, visitors and historians. They provide not only many historic buildings but also attractive open spaces, treasured views and frame the fabric of the community. The Conservation Areas lie within the Area of Attractive Landscape which surrounds much of the village and they include 118 Listed Buildings and 42 Buildings of Note. They retain an identifiable and distinct historical character with unique heritage. Preservation of the character of the Conservation Area must inform and guide the management of change within the environment for future generations.

Policy LC11: Buildings of Note

The Neighbourhood Plan identifies, in Section 10, 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 heritage asset will be resisted.

This policy identifies as 'Buildings of Note' 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 B of the document.

The schedule is drawn from the 2009 Conservation Area Appraisal for Long Crendon (see Evidence Base), which uses the term 'Buildings of Note'. 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 LC12: 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 the north end of Chilton Road towards Easington and the area around the Iron Age Fort. 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 majority of which is designated an Area of Attractive Landscape.

The Key Views which have been selected (as shown in Appendix D) have been informed by the Long Crendon Conservation Areas Appraisal of 2009, the AVDC Area of Attractive Landscape report² and through consultations for the Neighbourhood Plan with the Community. 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 LC13: 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 the north edge of village***
- ***Open space below Abbotts Ridge***

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 three 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.

² "Defining the special qualities of local landscape designations in Aylesbury Vale District"
October 2015

(http://www.aylesburyvalcdc.gov.uk/sites/default/files/page_downloads/Aylesbury%20Vale%20Local%20Landscape%20Designations_Final%20Draft%20%20Report.pdf)

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 Local Green Spaces and Landscape Study' report in the Evidence Base.

Policy LC14: Green Infrastructure & Biodiversity

Development proposals must, where relevant by way of their location and/or type:

- 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 national and local, notable rare and threatened, 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 Strategy³.

Proposals which lead to the creation of connected green spaces to assist in species adaptation to climate change will also be supported.

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's Biodiversity 2020 strategy⁴ for England's wildlife and eco system services (published by DEFRA in 2011) 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.

³ <https://www.aylesburyvaldc.gov.uk/green-infrastructure-strategy>

⁴ <https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

These measures should be targeted to benefit conservation priorities in accordance with the Buckinghamshire Biodiversity Action Plan forward to 2020⁵. 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 "Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes" ⁶. 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 to enable the Community to experience, and benefit from, the biodiversity of the area include creating a circular footpath around the village linking to wider footpath networks to Notley, Chilton, Westfield and the Thames Valley walk.

⁵ <http://www.bucksmknep.co.uk/wp-content/uploads/2014/11/Bucks-BAP-Forward-to-2020.pdf>

⁶ <http://www.bucksmknep.co.uk/wp-content/uploads/2016/09/NEP-GI-Vision-and-Principles-FINAL.pdf>

7. 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.

7.1 Development Management

Policies for new homes 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 those and the other 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.

7.2 Infrastructure Projects

A series of local infrastructure projects will be prioritised for investment from Section 106 agreements and, if implemented by AVDC in the future, Community Infrastructure Levy (CIL). A maximum 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.

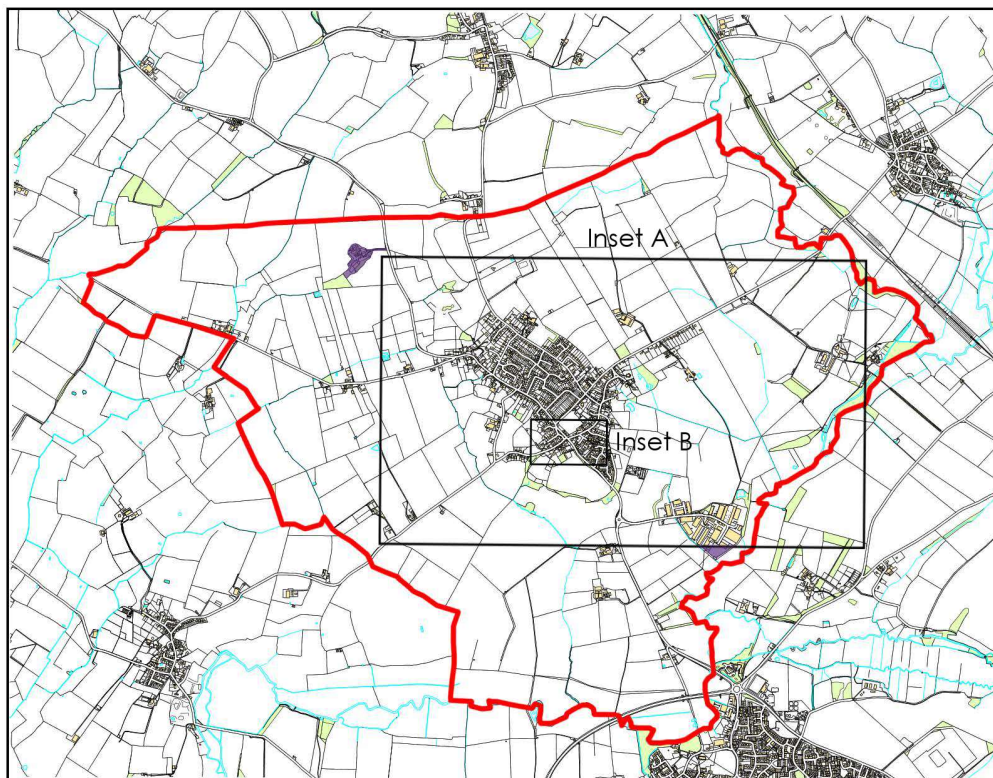
At present, the following local infrastructure projects will be given priority, as and when the Parish Council receives CIL funding to invest in the area;

- Cycle route to Thame (linking to the proposed route to Haddenham and Thame Parkway Station)
- 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).

8. Appendix A – Policy Maps

Long Crendon Parish Neighbourhood Plan: Submission Policies Map February 2017



Key

-  Parish Boundary
-  Inset A & B
-  Policy LC5: Key Employment Sites

Figure 3: Submission Policies Map of Long Crendon

Long Crendon Parish Neighbourhood Plan:

Submission Policies Map Inset A: February 2017

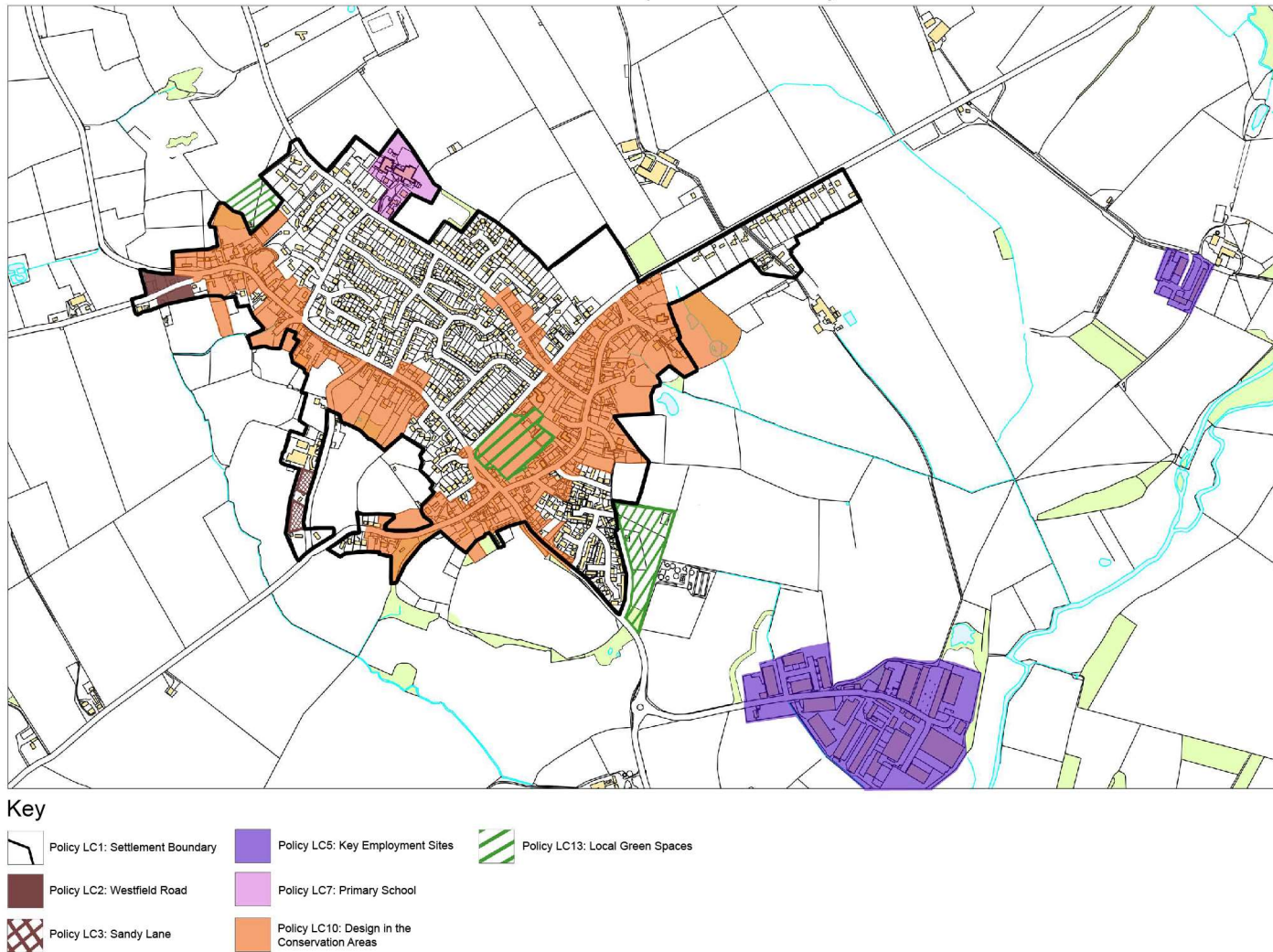


Figure 4: Long Crendon Submission Policy Map – Inset A

Long Crendon Parish Neighbourhood Plan:
Submission Policies Map Inset B February 2017



Key

-  Policy LC1
Settlement Boundary
-  Policy LC6: Village Square
-  Policy LC10: Design in the
Conservation Areas
-  Policy LC13: Local Green Spaces

Figure 5: Long Crendon Parish Submission Policies Map Inset B

9. Appendix B – Evidence Base

Long Crendon Parish Plan (2009)
Long Crendon Fact Pack (2011)
Long Crendon Conservation Area Appraisal (2012)
Long Crendon Parish Neighbourhood Plan: Landscape Study (2017)
Long Crendon Parish Neighbourhood Plan: Site Assessments Report (2017)
Long Crendon Parish Neighbourhood Plan: Draft Strategic Environmental Assessment (2017)
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
Defining the special qualities of local landscape designations in Aylesbury Vale District (2015)

10. Appendix C - Schedule of Buildings of Note

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	Village 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

11. Appendix D - Key Views (Policy LC12)



Figure 6: Key Views Out of the Village of Long Crendon

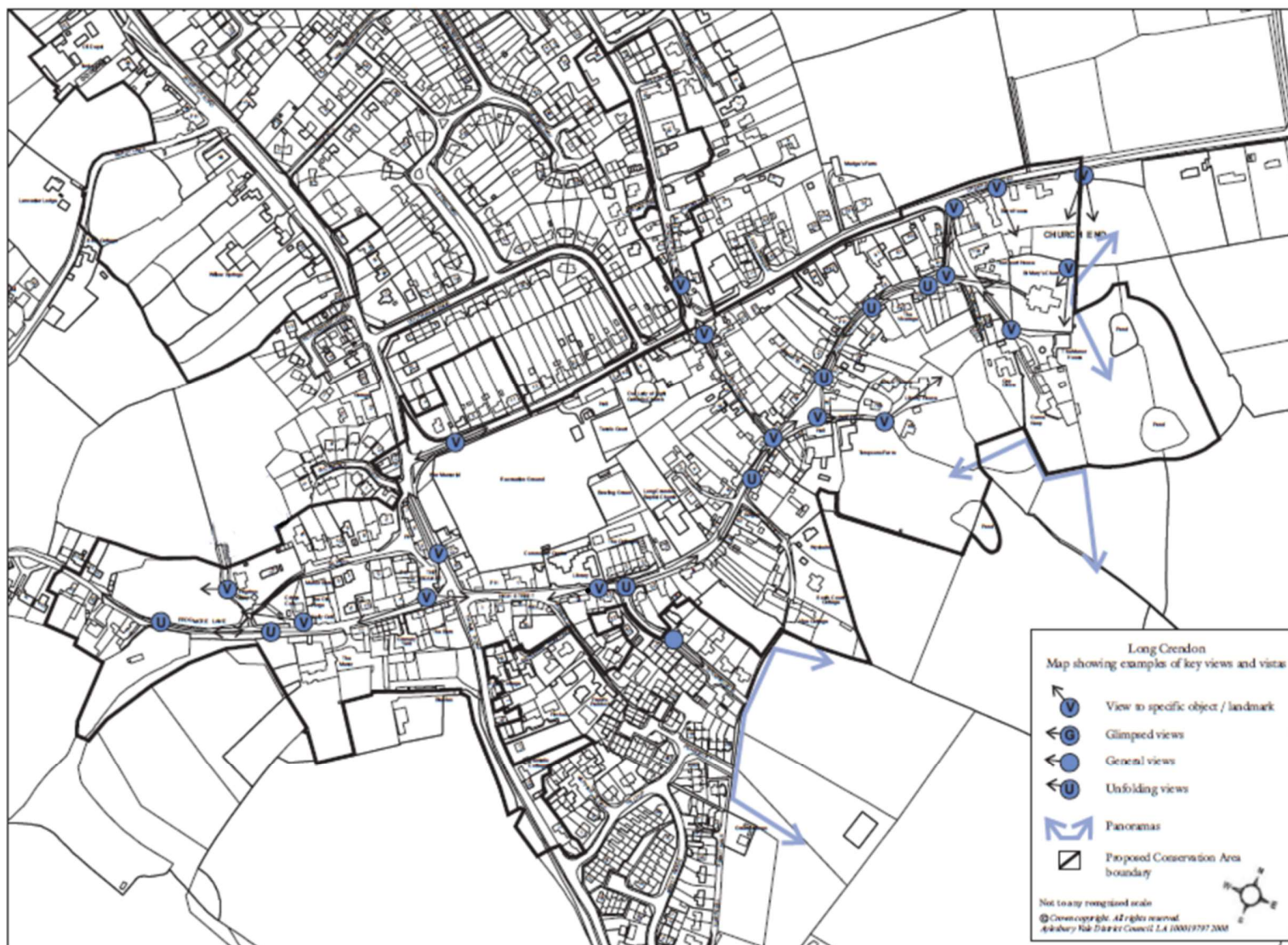


Figure 7: Important views within, from and to the High Street Conservation Area

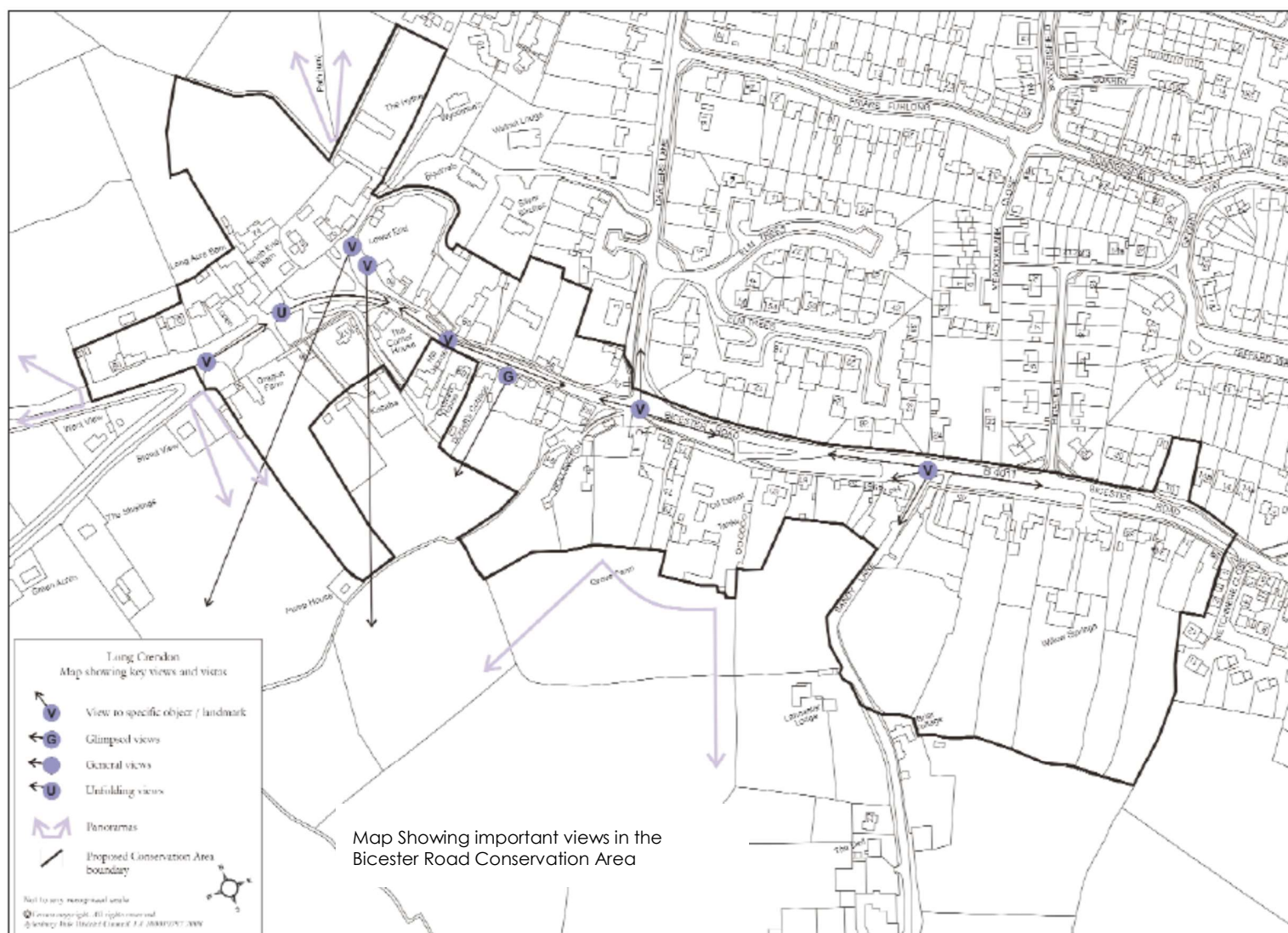


Figure 8: Extract from Long Crendon Conservation Areas Appraisal 2012 showing important views within, from and to the Bicester Road Conservation Area