

Newton Longville Neighbourhood Plan

September 2023 Informal Consultation

YOUR VILLAGE NEEDS YOUR VIEWS!

Newton Longville Neighbourhood Plan

Contents

1. Introduction & Background	9
2. The Neighbourhood Plan Area	12
3. Planning Policy Context	13
4. Vision and Objectives	17
Vision	17
Objectives	18
5. Consultation Summary	19
6. Policies	21
Policy NL1: Settlement Boundary	22
Policy NL2: Development within the Settlement Boundary	25
Our Village Housing	26
Policy NL3: Housing Site Allocations	26
Policy NL4: Housing Mix	28
Policy NL5: No Further Coalescence	29
Policy NL6: Climate Change – Energy efficient buildings	31
Our Village Heritage	33
Policy NL7: The Conservation Area	34
Policy NL8: Listed Buildings	39
Policy NL9: Non-Designated Heritage Assets - Buildings	41
Policy NL10: Other Heritage Assets - Archaeology	43
Aspiration A: Street Naming	44
Our Transport and Parking	46
Policy NL11: Transport and Parking	46
Our Natural Environment	48
Policy NL12: Green Infrastructure Network	48
Policy NL13: Public Rights Of Way	51
Policy NL14: Local Green Spaces	53
Community Facilities	56
Policy NL15: Local Community Uses	56
Policy NL16: Commercial, Business & Service Uses	58
Our Employment Opportunities	60
Policy NL17: Employment	60
7. Implementation	61
Development Management	61
Local Infrastructure Improvements	61
Other Non-Planning Matters	61
Monitoring and Review	61
8. Appendices	63
Appendix 1: Listed Buildings	65
Appendix 2: Non-Designated Heritage Assets - Buildings	69
Appendix 3: Aspiration A - Street Naming	74
Appendix 4: Local Green Spaces	76
Appendix 5: Retail Premises	80

Neighbourhood Plan Introduction

The UK Government describes the benefits of Neighbourhood Planning as providing *“the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see”*.

As those who attend Parish Council meetings and/or read the Village Pump will attest, work on the Newton Longville Neighbourhood Plan has been underway for some time with information on the wishes and concerns of residents has been gathered directly and indirectly. Examples of the former would be the call for sites and the consultation on the Settlement Boundary. For the latter, we have registered the strong views that have been expressed on local developments including Salden Chase and the link road proposal.

Anyone watching the progress of the Neighbourhood Plan will be aware that we needed to wait for the adoption of the Vale of Aylesbury Local Plan or the VALP (once this was adopted in September 2021 we knew amongst other things, what Buckinghamshire Council was setting as the housing target for our parish).

So here we are entering the autumn of 2023, hopefully with the end in sight! We have set ourselves a target to get the village's Neighbourhood Plan 'Made' by May 2024 and have a draft version which we think is almost ready for the Regulation 14 Public Consultation stage. Before we move onto that phase though, we want to do a bit of a sanity check to make sure that we are still heading in the right direction.

This booklet contains an outline of the draft Neighbourhood Plan for the village and we are looking for YOUR feedback. Please take time to read through it and then send us your views (advice on how to do this is contained in the last two pages of this booklet).

Finally, there are opportunities to ask questions and give your views in person at two drop-in sessions being held at the Free Church off Bletchley Road:

- Wednesday 20th September from 4pm - 8pm
- Saturday 23rd September from 10am - 2pm

We very much hope you can join us for one of these sessions.

Ian Whipp, Chair, Newton Longville Parish Council
September 2023

Please note: This consultation stage ends on **Friday 29th September**. Please make sure you provide your views by that date.

Our Vision, Our Objectives, and the Neighbourhood Plan!

Our **Vision** for our parish is to ensure that the village of Newton Longville continues to be a lovely place to live, enhancing that experience for the benefit of current and future residents. Our aim is that residents will want to continue to live in the parish, and that others will wish they could. By 2033 we wish to have a village which is even better than it is today.

The **Key Objectives** of the Neighbourhood Plan are to:

- i. Maintain the essential separate identity of the village and parish, and retain that essentially rural character which is valued by residents.
- ii. Conserve the village's scale and character, maintaining the rural environment for the comfort, well-being and benefit of residents.
- iii. Take opportunities to reduce the environmental impact of development by ensuring it is sustainable and causes the least possible environmental impact.
- iv. Protect and enhance the green infrastructure within the parish for the benefit of residents and visitors, and the flora and fauna which is so important to the environment in which we live.
- v. Have a balanced social structure with a mixed community, supporting the school and sustaining existing facilities.
- vi. Foster activities and encourage the development of infrastructure and provision of resources that enhance the community and support facilities. This includes the provision of affordable housing and a wide range of properties for private sale.
- vii. Work to lessen the adverse impact of road traffic on the village and aim to enhance transport and other links to neighbouring communities.
- viii. Recognise, preserve and celebrate the rich and varied heritage to the benefit of residents and visitors.
- ix. Encourage and support local businesses which provide valuable retail services and employment opportunities that benefit residents and visitors to our parish.

The overall structure of the draft version of the plan was used as the graphic for the front cover of this booklet.

From the draft Contents List on page 1 of this booklet, you will see that the current version of the draft Neighbourhood Plan consists of the following:

- Sections 1-3 which provide an introduction and context for the plan.
- Section 4 which includes the same Vision and Objectives text as above.
- Section 5 will give a brief outline of the consultation for pre-submission.
- Section 6 which consists of 18 policies which are summarised below.
- Section 7 which covers the implementation of the plan.
- Section 8 which contains appendices related to the policies in section 6.

Our Settlement Boundary and Future Development

POLICY NL1 (Settlement Boundary) establishes and defines the Settlement Boundary to distinguish the consideration of planning applications within the boundary from those outside it. After a Call for Sites and consultation with residents, a Settlement Boundary was proposed which runs around the outer edge of the main part of the village (see map on page 5 of this booklet). This boundary was agreed by the Parish Council in July 2021. The policy allows for the continued growth of the village through suitable infill sites, but aims to limit development beyond the Settlement.

POLICY NL2 (Development within the Settlement Boundary) is specific to the part of the village lying within the boundary, although some of the principles may apply to development elsewhere in the parish that is supported by other policies. Included in this policy are requirements for development to be in keeping with features of the existing village, including building design, building materials, housing density and boundary treatments. The purpose of this policy is to conserve the character of the village by ensuring that its look and feel is not changed to the detriment of current and future residents.

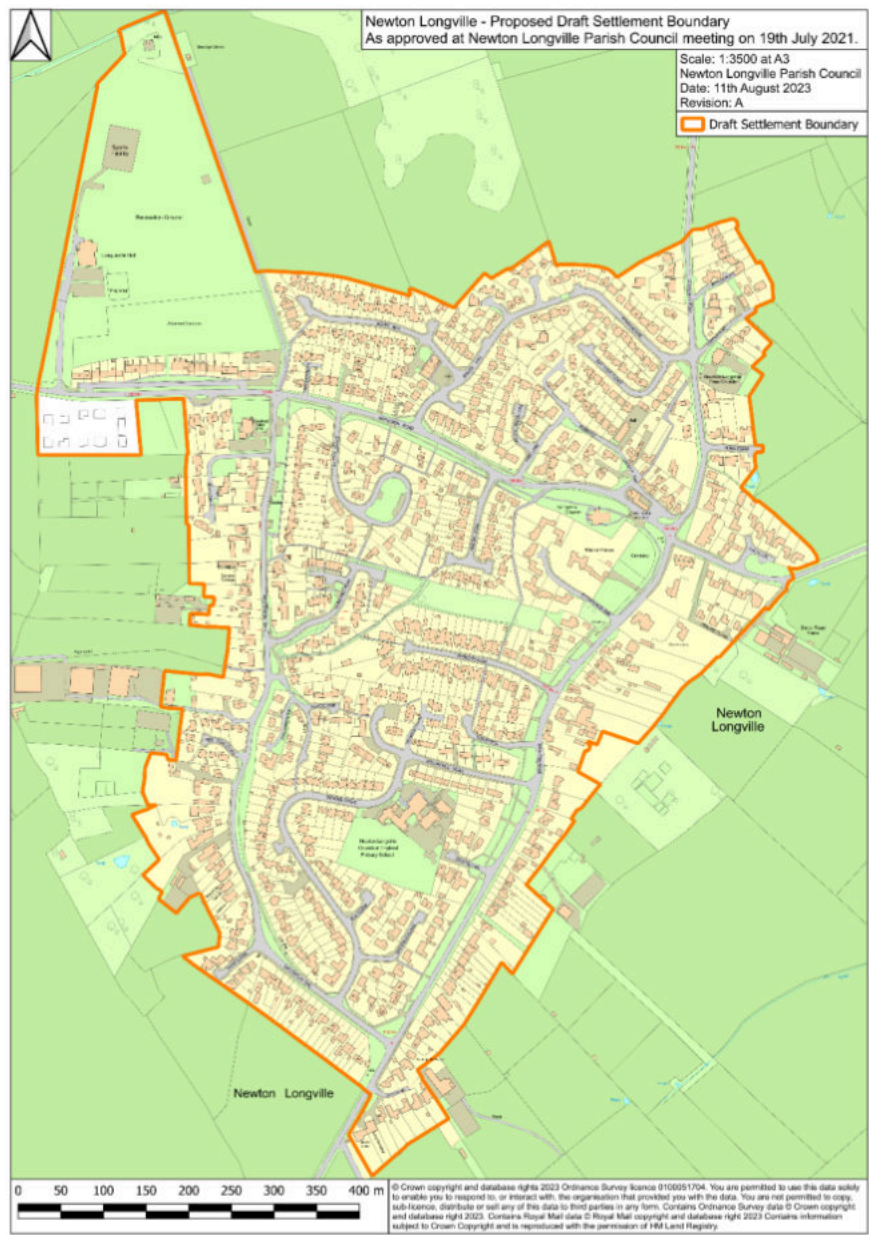
The intention for **POLICY NL3 (Housing Site Allocations)** is to ensure the housing needs of its residents and future residents are met, particularly with regard to affordable housing and provision for the elderly. This policy refers to the VALP (Vale of Aylesbury Local Plan) which set a housing target of 52 dwellings, the majority of which had already been built or were in the process of being built (for example the 17 home Fletton Drive development).

To meet the target of 52 new dwellings, Policy NL3 proposes two sites for residential development which have already been the subject of recent planning applications and which are in the Buckinghamshire Council's current Local Plan, the VALP. These are listed below:

- Dagnall House off Buckingham Road (outline planning approval 19/02126/AOP for 6 dwellings granted by AVDC in October 2020)
- Cobb Hall Road (15/02242/AOP application for 15 dwellings).

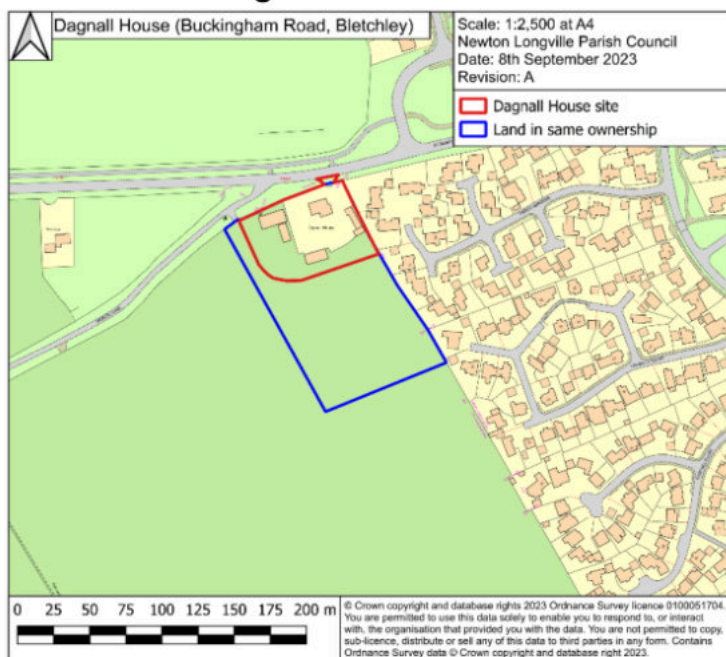
It is important to note that should development on these two sites go ahead, the detailed design and layout should be subject to the requirements of other policies set out in the Neighbourhood Plan. For example, the design of new buildings on this site should be proportionate in scale to the existing village and reflect village character in terms of layout, detailed design and materials.

Proposed Settlement Boundary Plan (Policy NL1)

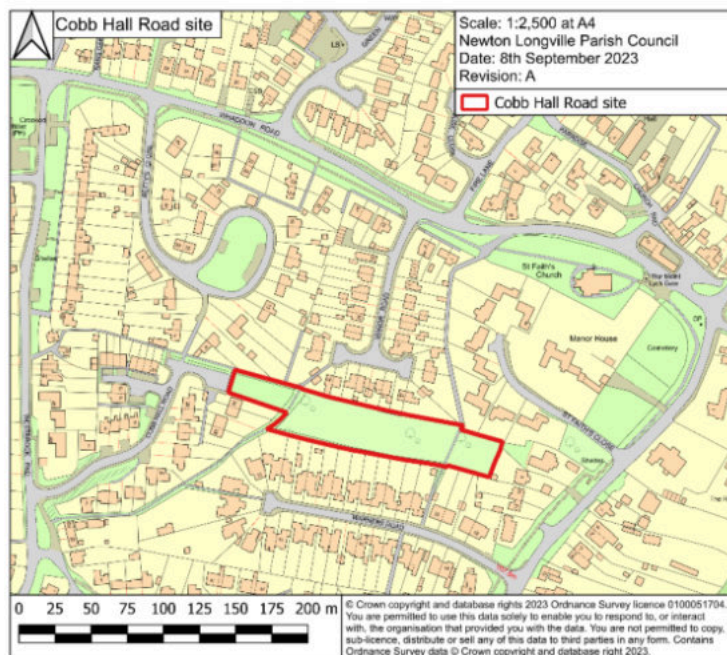


Housing Allocations (NL3)

Dagnall House site



Cobb Hall Road site



Our Settlement Boundary & Future Development (continued)

POLICY NL4 (Housing Mix) is worded to ensure that the right type of housing is available with a balance between the needs of all sections of the community. In particular, the Neighbourhood Plan would support the VALP policies which would enable the support of young people who want to stay in the village with affordable housing, and



requiring suitable housing for older residents, giving them the option to downsize while remaining in the area, surrounded by their family and friends.

In addition to feedback received during the formulation of the Neighbourhood Plan, we know from comments received about potential developments in this area (such as Salden Chase, the extension of Newton Leys and the link road proposal) that most if not all residents want Newton Longville to remain a village.

POLICY NL5 (No Further Coalescence) should help protect Newton Longville's integrity and character, ensuring that the village remains a separate community and is not subsumed into a larger urban or suburban environment. It is the open countryside around the village and across the parish that gives Newton Longville its distinct identity, with the views to and from the village an important amenity. This policy would see grass field separation zones immediately between the Settlement Boundary and the railway line, the former brickwork site/Newton Leys and the neighbouring villages, expanding on policies in the VALP which are intended to protect villages like Newton Longville from further coalescence with adjoining communities.

POLICY NL6 (Climate Change – Energy efficient buildings), as the title suggests, is designed to ensure that development within the parish meets the required level of performance to contribute to mitigating climate change and ensure alignment with Buckinghamshire Council's Climate Change and Air Quality Strategy.

Our Village Heritage

The purpose of **POLICY NL7 (The Conservation Area)** is to ensure the protection of that part of the village centred on the staggered crossroads which straddles Bletchley Road, Drayton Road, Stoke Road and Whaddon Road, including St Faith's Church, the Manor House, the Old Rectory and St Anne's Grange. The policy looks for opportunities to enhance the area's features and setting.



Newton Longville has 23 buildings listed on the Historic England register, including the Grade I St Faith's Church. As with NL7 for the Conservation Area above, **POLICY NL8 (Listed Buildings)** is intended to ensure that any development proposals should sustain and enhance the significance of heritage assets and their settings, and not be to their detriment.

Over and above the Conservation Area and the 23 listed buildings, Newton Longville also has a number of other buildings of local interest and while these do not have the same degree of official protection, **POLICY NL9 (Non Designated Heritage Assets - Buildings)** is intended to ensure that future development takes into account that these structures are important assets. Owners/occupiers of these properties (which include the former Baptist and Methodist chapels, and a number of non-listed buildings in Church End) have already been separately contacted.

POLICY NL10 (Other Heritage Assets - Archaeology) is intended to ensure appropriate protection of other historic features within the parish. Examples include finds from Roman settlements and a number of fields which have been identified as ridge and furrow in character. Some of these features may still to be discovered, so this policy sets out a requirement for detailed heritage assessments whenever and wherever significant development is proposed.

ASPIRATION A (Street Naming) also refers to our village's heritage but it covers the themes for the naming of streets in new developments, including Salden Chase. The names used should have a historical connection with the village so would include that of the 19 casualties from the village who died in the First and Second World War who are named on our Grade II Listed War Memorial.

Our Natural Environment

The green infrastructure assets for Newton Longville comprise of local green spaces, informal open spaces, the allotments, playing fields and play area at Hammond Park, footways, public rights of way, ponds, woodland and land of biodiversity value. These serve to promote sustainable movement and ecological connectivity through the parish and for mitigating climate change, as well as providing significant benefit for health and wellbeing for both residents and visitors.



POLICY NL12 (Green Infrastructure Network) is intended to ensure that any future development within the parish will protect and enhance these green infrastructure assets.

We have a number of public rights of way, some of which connect roads within the village and others run from the village to and from adjoining communities. These provide both amenity for walkers and are important for local wildlife. The purpose of **POLICY NL13 (Public Rights of Way)** is to ensure that any future development within the parish will protect and enhance the rights of way network.

We have a number of local green spaces within Newton Longville which are very important in terms of setting the character of the village, and promoting health and wellbeing. **POLICY NL14 (Local Green Spaces)** identifies a number of these and is designed to protect and where possible enhance them. The draft Neighbourhood Plan lists a number of green spaces around the village including Hammond Park and the school playing field, and the prominent wide grass verges that run along the main roads through the village.

One specific example of a green space that is worth mentioning here is the wide grass verge off Drayton Road. As residents will be aware, there have been two recent applications for 5G telecom masts and ancillary equipment cabinets, and Buckinghamshire Council have noted that we have had no Neighbourhood Plan policy to protect that green space.

Other Neighbourhood Plan Policies

It's clear that traffic and parking are key issues for the village.

POLICY 11 (Transport & Parking) sets out a number of requirements designed to improve the situation for residents and visitors, including pedestrians, those with mobility needs, cyclists, public transport users and drivers.



POLICY 15 (Local Community Uses) lists the community facilities which are available for public use, that is Longueville Hall, the Village Hall, Saint Faith's Church, Newton Longville Free Church and Newton Longville C of E Primary School. These provide significant benefits for residents and visitors as meeting places and venues for events as well as in some cases being places for worship. The policy seeks to protect these and (where possible) to

increase provision of similar facilities within the parish.



The purpose of **POLICY 16 (Commercial, Business & Services Uses)** is to ensure that the village continues to benefit from a variety of essential retail services, avoiding the need for residents to make unnecessary and environmentally harmful

journeys to alternatives in other areas. The policy lists a number of properties in Class E (Commercial, Business and Service) use such as the public house, the shops in Green Way and the retail outlets in Church End. These are all independent businesses of course, but if any were to close then we would like to ensure that a suitable equivalent use for the relevant building would be found.

POLICY 17 (Employment) covers support for existing and new rural businesses within the parish to enable them to grow and expand, including the development and diversification of agricultural and land-use businesses, provided that they do not cause unacceptable disturbance to neighbouring residential properties or generate a significant amount of additional traffic. They should also respect residential amenity, highway safety, and the environment.

NOW IT'S YOUR TURN!

By no later than **Friday 29th September 2023**:

1. Please try to attend one of the drop-in consultation sessions being held at the Free Church, off Bletchley Road:
 - Wednesday 20th September from 4pm to 8pm
 - Saturday 23rd September from 10am to 2pm
2. If you can't attend one of the drop-ins but need further information or want to ask a question, please either email Office@NewtonLongville.gov.uk, or the call Parish Council Office on 01908 367799 and leave a message with your details, or speak to one of your parish councillors.
3. Please complete the form below or the online version available at www.newton-longville.com. All responses should be returned to the Parish Council by no later than **Friday 29th September**. If using the form attached to this booklet, please either send us a scan or photos of the completed version and send by email, or cut out this page out and drop it in to the post box at the entrance to Hammond Park. Additional forms will be available at the drop-ins, in the lobby at Longueville Hall (when open) and on request from the Parish Council office. If you wish to view a full copy of the draft plan, please contact the Parish Council office.

Many thanks.

NEIGHBOURHOOD PLAN FEEDBACK FORM (PART 1)

Q1. My name:

Q2. My post code:

Q3. Please tick all of the following that apply:

☐

I live in Newton
Longville

☐

I own a business in
Newton Longville

☐

I work in Newton
Longville

Q4. Where have you heard/read about the Newton Longville Neighbourhood Plan previously? (Please tick as many as apply)

☐

Village
Pump
articles

☐

Parish
council
meeting

☐

Posters
on village
notice
boards

☐

Facebook
(Parish
Council
or other

☐

Other
(please
write
below)

NEIGHBOURHOOD PLAN FEEDBACK FORM (PART 2)

Question - Please tell us your views by ticking the appropriate box:		I strongly agree	I agree	I disagree	I strongly disagree
Q5	Additional housing needs to be provided within the parish boundary.				
Q6	Additional housing should include provision for young people and older residents, including shared ownership, affordable housing and homes to rent.				
Q7	It is important for Newton Longville to remain a separate community, not physically merged with adjacent settlements (such as Milton Keynes).				
Q8	It is important to protect the heritage of the village, including its historical buildings and other structures.				
Q9	The rural character of the village should be protected, including the green spaces and public rights of way.				
Q10	Our village needs to have its own community facilities and retail services.				
Q11	Based on what I have read and understood, I support our Neighbourhood Plan.				

Q12 Are there any other comments that you would like to make about the Neighbourhood Plan? (Please use a separate sheet of paper if necessary)