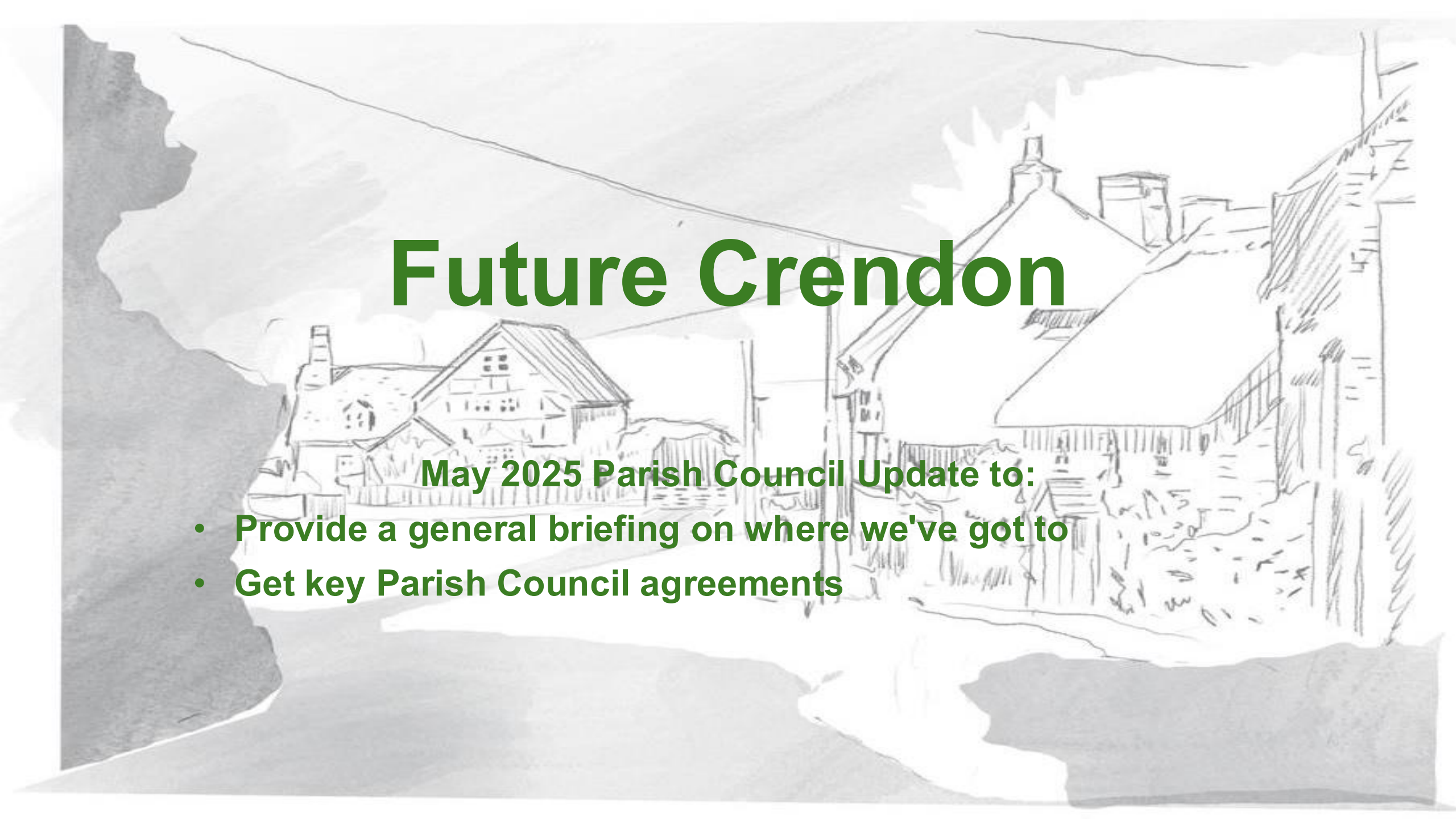


Future Crendon

May 2025 Parish Council Update to:

- **Provide a general briefing on where we've got to**
- **Get key Parish Council agreements**

Scene setting
Neighbourhood plan targets and timescales

- Long Crendon has an extant Neighbourhood Plan (updated in Sept 2021) which **in theory** applies till 2030 and gives protection against unsolicited building proposals from developers, but **not necessarily** against any changes in targets from Bucks Council.
- **In practice**, changes in the approach and setting new housing targets from the Government will make this less clear cut.
- The new (national) method of setting housing targets is likely to mean that we will need to accommodate **an additional 19 houses per year**
- Preliminary discussions indicate that these targets are likely to be included **Bucks Council plans from 2027**
- It is therefore prudent that we aim to have **our next iteration of the Neighbourhood plan in place by 2027** to ensure protection against unsolicited proposals from developers and (via the inclusion of the Bucks targets) against additions from Bucks Council. This will be a **significant update** requiring approval through a village **referendum**.

Scene Setting
Future Crendon/Neighbourhood plan approach

- Our current Neighbourhood plan was done on back foot and consequently only referred to where new housing should (or should not) go
  - The plan did state some good overall objectives, but these didn't fully flow through to the policies
- For the new iteration we want to ensure that we have **more control over the housing** AND ensure we **get other wider benefits** for the village (i.e. flow through the objectives to specific policies wherever possible)
- To do this we will try to:
  - Start from a wider vision of what the community would like the village to be in the future (hence **Future Crendon**)
  - be as **holistic** as we can (noting that some aspects of Future Crendon may not be covered by the NP but should be aligned as far as possible)
  - be open/transparent by **engaging with the village community** throughout

Approach

- Developing a Neighbourhood Plan (NP) and other plans for Future Crendon is a complex and considerable undertaking, there are:
  - many aspects to consider
  - many stakeholders that need to be engaged with
  - some key formal requirements, stages and milestones that need to be adhered to
- We therefore need:
  - A means of scoping and breaking down/structuring the work (the **swim lanes**)
  - A framework of activities and their sequencing (**activity flow chart**)
  - A good understanding of the parties involved and how we will engage with them (**stakeholder engagement plan**)
  - An organisation to carry out the activities (**team structure**, roles and responsibilities)

Approach – Scope/swim Lanes

Built Environment
Settlement Boundary
Conservation area, Buildings of note and Key views
Housing numbers
Housing types, mix and standards
Architectural Design/Styles
Key employment sites
Flood risk and Hydrological issues
Key infrastructure
Development sites

Green spaces & Environmental factors
Recreational spaces
Gardens and planting
Natural habitats & biodiversity
Access to Spaces
Energy efficiency and sharing

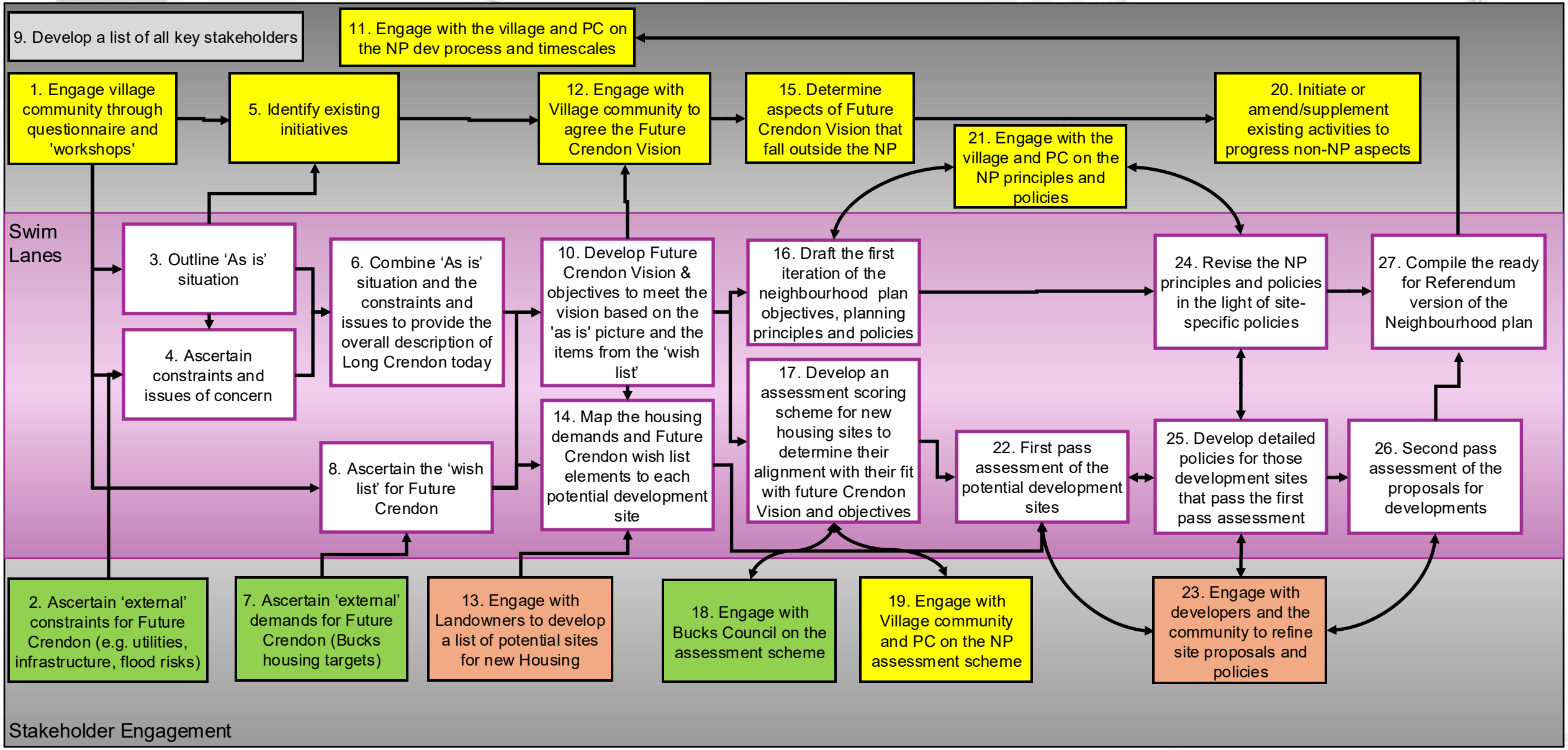
Village Amenities
Health Care facilities
Shops, Cafes, Restaurants & Pubs
Sports/recreational facilities
Schools and Nursery
Library
Parking
Village Hubs

Connectivity/ Getting around
Footpaths and walking routes
Traffic Control
Road crossings
Cycling routes
Bus services

Community & People
Village demographics
Village communications
Village services

Stakeholder engagement
Communications
Meetings and briefings
Negotiations

Approach - Activities and their sequencing



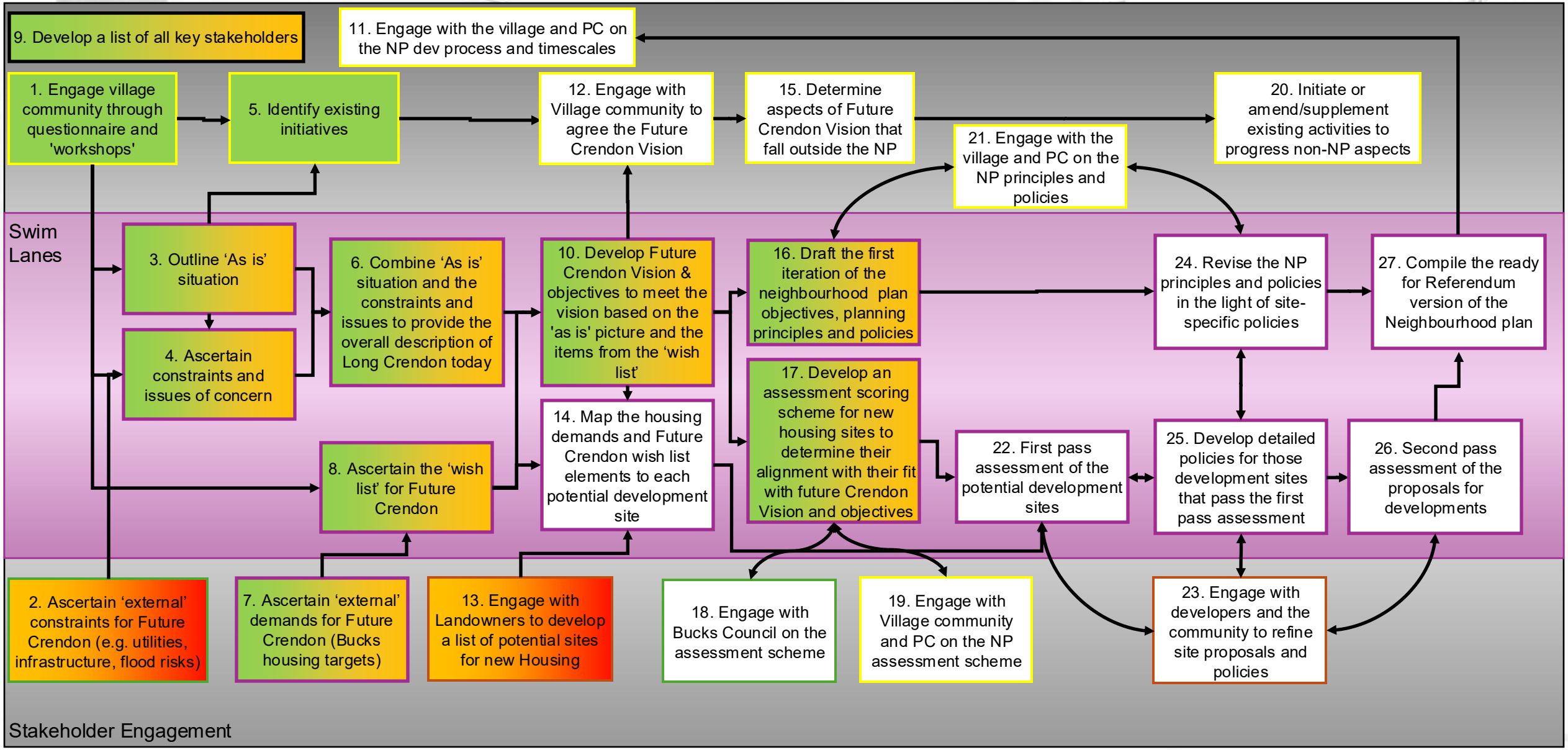
Approach to site assessments

- Start with a call for potential sites from landowners (note Bucks have already done one of these, which gives us a starter for ten and an idea of what to expect)

- A first pass assessment of sites to identify those that are ‘good’ and those that are not so good.
  - Based primarily on the **general site assessment criteria,** supplemented by
    - site visits to try to resolve any uncertainties and clarify detailed assessment of the various factors and
    - discussions to ensure that the assessment criteria have been applied uniformly.
- The second pass to assess the more detailed development proposals for the specific sites
  - This will involve:
    - outlining any **constraints and specific objectives** that we ought to seek for specific sites
    - Then doing the second pass of the site assessments based on more detailed developer proposals for the specific sites, which will be based on these **constraints and objectives** and the **specific development assessment criteria.**

- Current drafts of the general site assessment criteria and specific development assessment criteria are included later

Approach – Current Status



The key inputs from Village Community engagements

- We created an online questionnaire which has result in 100+ inputs from the village community
- We have run two events, resulting in 500+ ‘post it’ inputs:
- These events were well received by the village community and gained a good level of involvement.
- The main issues arising from these were:
  - **Footpaths and walks** (48) – A safe route to/from Thame with additional comments from more general walking routes and to a lesser extent to/from Thame and Haddenham station
  - **Housing types, standards, affordability and design** (45) – The need for smaller/more affordable housing for both starter homes and downsizing which is well designed and community friendly
  - **Traffic Control and road crossings** (38) – The need to restrict traffic through the village (especially HGVs) and provide improvements in road crossings
  - **Cycling routes** (37) – The need for safer cycling routes to/from Thame and to/from Thame and Haddenham station
  - **Village Hubs** (37) - Improve the village square (19), open up/improve the village centre (10) and seek to provide working hub (6)
  - **Green spaces and biodiversity** (35) - The need to extend/improve our existing green spaces and provide greater access, community gardens and support biodiversity
  - **Healthcare** (34) – The need for a fully functioning surgery/wellness centre
  - **Sports, recreational and play area facilities** (31) - The play area needs an uplift and many suggestions/desires to expand (and integrate) the sports facilities
  - **Energy** (20) – The desire to improve local energy generation/sustainability via solar panels, shared community resources, EV points and applicability in the conservation areas
  - **Bus services** (18) - The need for better bus services to/from Thame, the station, Oxford and Aylesbury to reduce reliance on cars
  - **Shops and Cafes** (14) – The Need to retain existing shops and cafes and encourage greater variety of shops into the village

Proposed Objectives for Future Crendon

The key objectives identified from the Community inputs are to:

- Maintain the **Village Character** (conservation areas, green spaces, rural landscape and views).
- Preserve the sense of **community** and rural atmosphere.
- Reduce **Traffic** impact in the village (by containing/controlling traffic flow to the main arterial roads) and improve road safety.
- Retain and where possible enhance **village amenities** (shops, cafes, pubs and sports facilities and playgrounds)
- Address the local housing needs, by the provision of affordable, starter, and retirement/downsizing **housing**.
- Ensure any **new developments**
  - add **amenities**,
  - are **sustainable, attractive**, **well designed**, **visually unobtrusive** and include **green spaces** and/or suitable planting
  - can be **supported by the infrastructure (**roads, footpaths, cycle paths, drainage, sewage and utilities)
  - are designed and laid out to minimise negative impacts on immediately adjacent existing residents and are considerately managed during the construction phase.
- Improve **connectivity** through better public transport, increased support for cycling and upgrades to footpaths.
- At least maintain or ideally improve levels of **local services** provision per resident (e.g. healthcare, school, nursery, support for the elderly, library etc) and **local work opportunities**
- Focus on **environment concerns** via sustainable building practices and materials, energy production and maintaining biodiversity

Neighbourhood Plan – (existing) Policies

Policy	Status
Settlement boundary (LC1)	**Will need to be amended this to include any new sites (or parts thereof) we assess to be suitable**
Conservation areas (LC10 - Design in the conservation area and their setting)	Don't expect this to change from the existing policy
Key Views (LC12)	Need to review this, but don't expect this to change significantly from the existing policy
Local green spaces (LC13)	Will need to **extended this** to include: the school field; the land at the bottom of Wainwrights; Lower end common and any new green spaces which may need to be provided in conjunction with new site-specific developments
Key employment sites (LC5)	Don't expect this to change significantly from the existing policy
Community facilities (LC8)	The existing policy that is set out to resist loss or harm of designated community assets and support appropriate extension and improvement of these is not expected to change significantly
Housing types and target groups (LC4)	Need to **review and amend the existing LC4 policy** – Housing for older people, to ensure it is extended to cover the need for mixed affordable, yet high quality/sustainable/eco friendly well-designed housing for a diverse range of people and their abilities - starter, family, muliti-generational living, downsizing and retirement.
General design principles (LC9)	The existing design principles policy is expected to remain largely unchanged, though we **ought to review the section on at least 30% affordability on schemes for eleven of more dwellings to see if these can be strengthened**
Environmental issues (LC14)	Need to review the existing LC14 – Green infrastructure and biodiversity policy to **check it against the Bucks Local Nature Recovery Strategy (LNRS)** to ensure it is sufficient and is in alignment
Village Square (LC6)	The current policy really reflects the need to maintain the existing facilities and limited any changes of use, whereas we **could be more adventurous** on proposing improvements here by creating a vision of what it could look like
Long Crendon Primary School (LC7)	The existing NP policy (LC7) supports any additional school facilities with provisos. It would be sensible to carry this over, especially in the light of projected growth of the village
Buildings of Note (LC11)	Don't expect this to change from the existing policy, though we need to review the list of building and structures that have local heritage significance

Neighbourhood Plan – (New ?) Policies

Policy	Status
Infrastructure	The existing NP doesn't have any specific policy on this. **Need to understand current constraints**
Energy efficiency and sharing	The existing NP doesn't have any specific policy on this (other than noted in the general design principles policy (LC9), it doesn't really cover anything. Need to **explore the development of specific policy on wider energy efficient schemes** to cover an approach to seeking local community renewable and sharable energy generation/heating networks with ideas ranging from power grids to allow vehicle to grid transfer, public EV charging points and community ground source heating systems
Greenery, gardens and planting - *for want of a better title*	The existing NP doesn't have any specific policy on this, but this **potentially be a useful addition** that could cover what we would like to achieve on the preservation of existing trees, planting of new trees and wild planting ('Guerilla gardening') to improve the general village feel, drought tolerance and well being.
Access	The existing NP doesn't have any specific policy on this, but this potentially be a useful addition that could **cover the need to improve general access to green spaces and the surrounding countryside**, with some specific needs to provide suitable access for the disabled
Village Amenities	The existing NP doesn't have any specific policy on this. covered by one of the proposed objectives for Future Crendon, but we Need to consider if we **create e new policy to carry over the objective to 'Retain and where possible enhance village amenities** (shops, cafes, pubs, library and sports facilities and playgrounds)'. E.g. this could include something on only approving changes of use in certain/limited circumstances
Recreational facilities	The existing NP doesn't have any specific policy on this, but this **potentially be a useful addition** that could cover existing sports and play area facilities (splitting this out from the other amenities?) and the approaches to extending these in the future as the village grows
Village Hubs	Whilst the current NP has a specific policy (LC6) on the village square, this **could be extended to cover other 'hubs'** like the village centre, Church House, any potential communal homeworking hub(s) or other communal hubs like the the Churches and the National Trust property.
specific location developments	We will **need to create specific policies for each of these sites that we assess to be viable**. Ideally these policies will set out the housing numbers, types, design and phasing requirements for each site along with any amenities that will need to be included

Required Parish Council Agreements

- Acknowledgement and approval of
  - General approach
  - Approach to site assessments
  - Letter on call for sites
- Inputs to reviewing site assessment criteria
- Provision for contact with Thames water (to understand sewage and water constraints) and other infrastructure providers
- Acknowledgement and approval for a general community briefing
- Agreement to use Neil Homer for consultancy and sanity checking