future crendon

Village Briefing

8th April 2026

Who We Are



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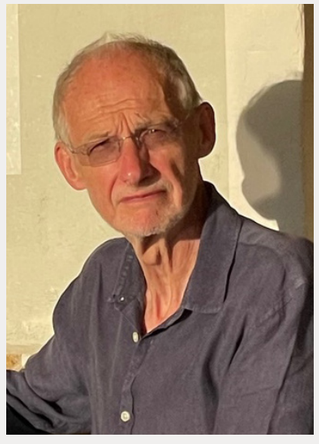
Geoff Cockram



Phil Rose (Chair)



Steve Holt



John Fishburn



Caoilfhionn Nic Conmara



Marc Frost



Amanda Ingham

We're the Long Crendon Neighbourhood Planning Team, a sub-group of the Parish Council. Our goal is to develop the next version of the Neighbourhood Plan, with and for the community.

We welcome anyone who'd like to get involved.

Welcome & Purpose of Tonight

- Tonight we want to explain clearly where we are in the Neighbourhood Plan process, what we have learned, and **how residents can shape the next stage**.
- Our approach is grounded in a simple ambition: to protect what makes Long Crendon special, while improving how the village works as a connected, walk-able, human-scale place.
- This meeting is for **information, not decisions**.



What We've Heard From the Village

Consultations have shown strong consistency in what people value:

- Protecting village character
- Conserving green spaces and rural views
- Managing traffic and road safety
- A balanced mix of homes for local needs
- Support for amenities and local services
- Sustainability, biodiversity and landscape sensitivity
- A desire to keep Long Crendon feeling like a village, not a suburb

Residents also spoke about the importance of everyday life: the routes we use, the places we meet, the paths children take, the walks we enjoy.

This reinforces our aim to **shape growth around shared infrastructure** that strengthens daily life and sociability.



Bucks' Local Plan, Our Neighbourhood Plan & Our Role

Buckinghamshire Local Plan

- Sets overall housing targets across the county.
- Identifies potential development sites through HELAA.
- Prepared by Buckinghamshire Council.

Neighbourhood Plan (Long Crendon)

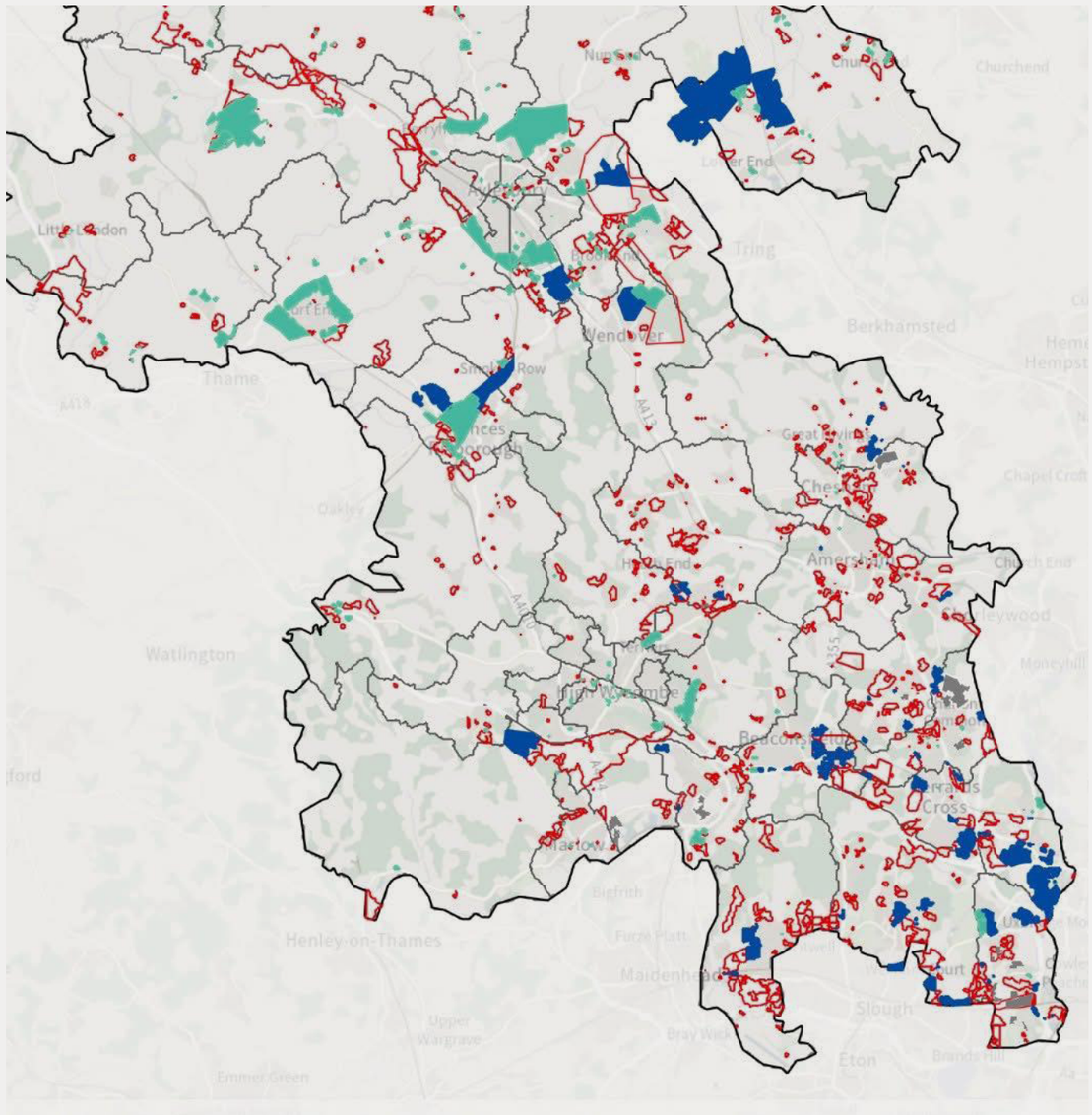
- Prepared by the village, for the village.
- Shapes where and how development happens locally.
- Carries legal weight once approved by referendum.

How They Work Together

- The Local Plan sets the scale of growth.
- The Neighbourhood Plan shapes the form and quality of that growth.

What This Means

The Neighbourhood Plan allows Long Crendon to take control of how change happens, ensuring development supports the character, infrastructure and everyday life of the village.



Working with Buckinghamshire Council

During Bucks' Local Plan process, a number of sites were identified through a HELAA process (Housing and Economic Land Availability Assessment).

Some of these initial conclusions did not fully reflect local context or the detailed work already underway within the village. Since then, we have had constructive discussions with Buckinghamshire Council officers.

These discussions have:
Shared our more detailed, locally informed assessments.
Highlighted infrastructure constraints and village-specific factors.
Demonstrated how a coordinated Master Plan approach can deliver better outcomes.
Our work on the Neighbourhood Plan is ongoing and more nuanced, and is helping to inform the wider conversation.

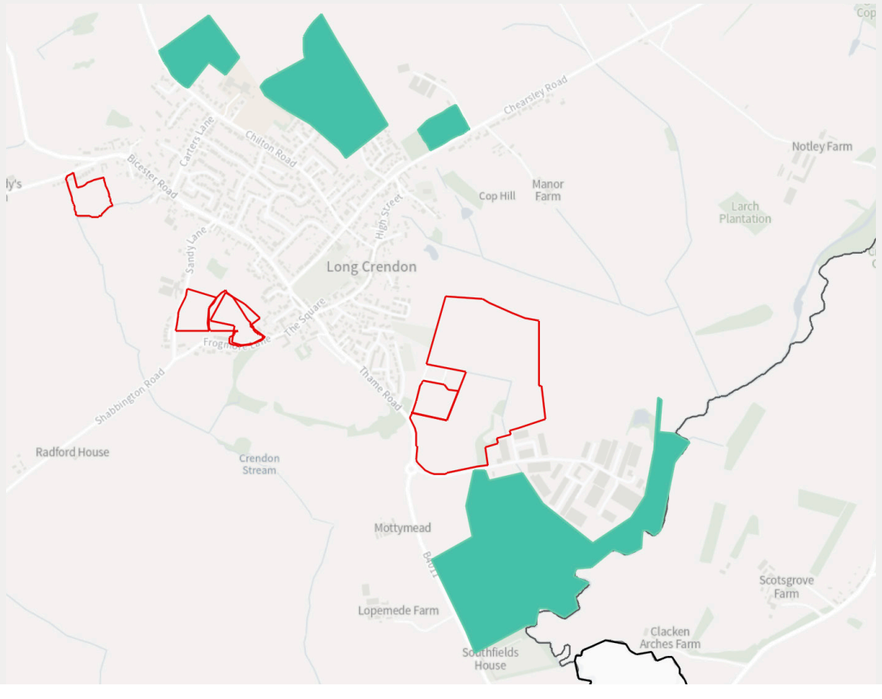
What this means

We are actively engaging with Buckinghamshire Council to ensure that local knowledge and community priorities are properly reflected as plans develop.

Our Response to HELAA

The Neighbourhood Plan Steering Group, in partnership with the Parish Council, wrote a robust response as part of the consultation for the Local Plan.

We raised concerns about Buckinghamshire's methodology and lack of local detail. We also highlighted infrastructure limits and deliverability issues and emphasised need for a more place-based, connected approach. We are in contact with other parishes to create a cohesive message.



Sites submitted for assessment



Our Neighbourhood Plan Site Assessments (Round One)

All sites have been assessed using consistent, transparent criteria: access, traffic, landscape, integration, environmental impact and infrastructure limits.

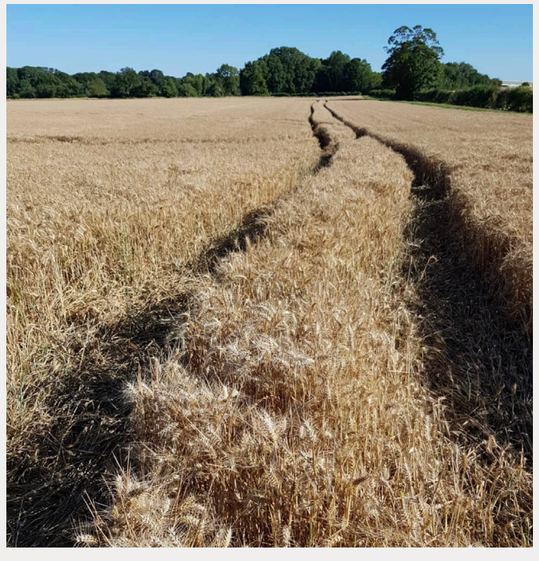
The aim is fairness and clarity.

But site assessment is only one layer. We are also mapping how each site could contribute to a more walk-able, connected village structure, strengthening shared spaces, routes and amenities that benefit everyone.









Planning the future: step by step

Phase 1: Understanding the Current Context

- **Engage the community** with surveys, workshops, stakeholder meetings
- **Outline current situation:** local constraints, concerns, existing initiatives
- Identify **external constraints** & demands , utilities, housing targets, infrastructure, flood risks
- Build a clear picture of **Long Crendon today**

Phase 2: Build a Vision of the Future

- Gather the **community's 'wish list'**
- Develop a shared **Future Crendon Vision**
- Agree vision and objectives with the **village and Parish Council**
- **Identify elements that fall outside** the Neighbourhood Plan scope

Phase 3: Drafting the Plan

- **Draft initial plan** objectives, planning principles, and policies
- Create an **assessment framework** for housing and development sites
- **Engage with landowners and developers** on possible sites
- **First-pass** assessment of sites

Phase 4: Testing & Refining Proposals

- **Map vision and housing needs** to potential development sites
- Engage with community and developers to **refine proposals**
- Develop detailed **site-specific policies**
- **Revise plan** based on feedback and site findings
- **Second-pass** assessment of site proposals

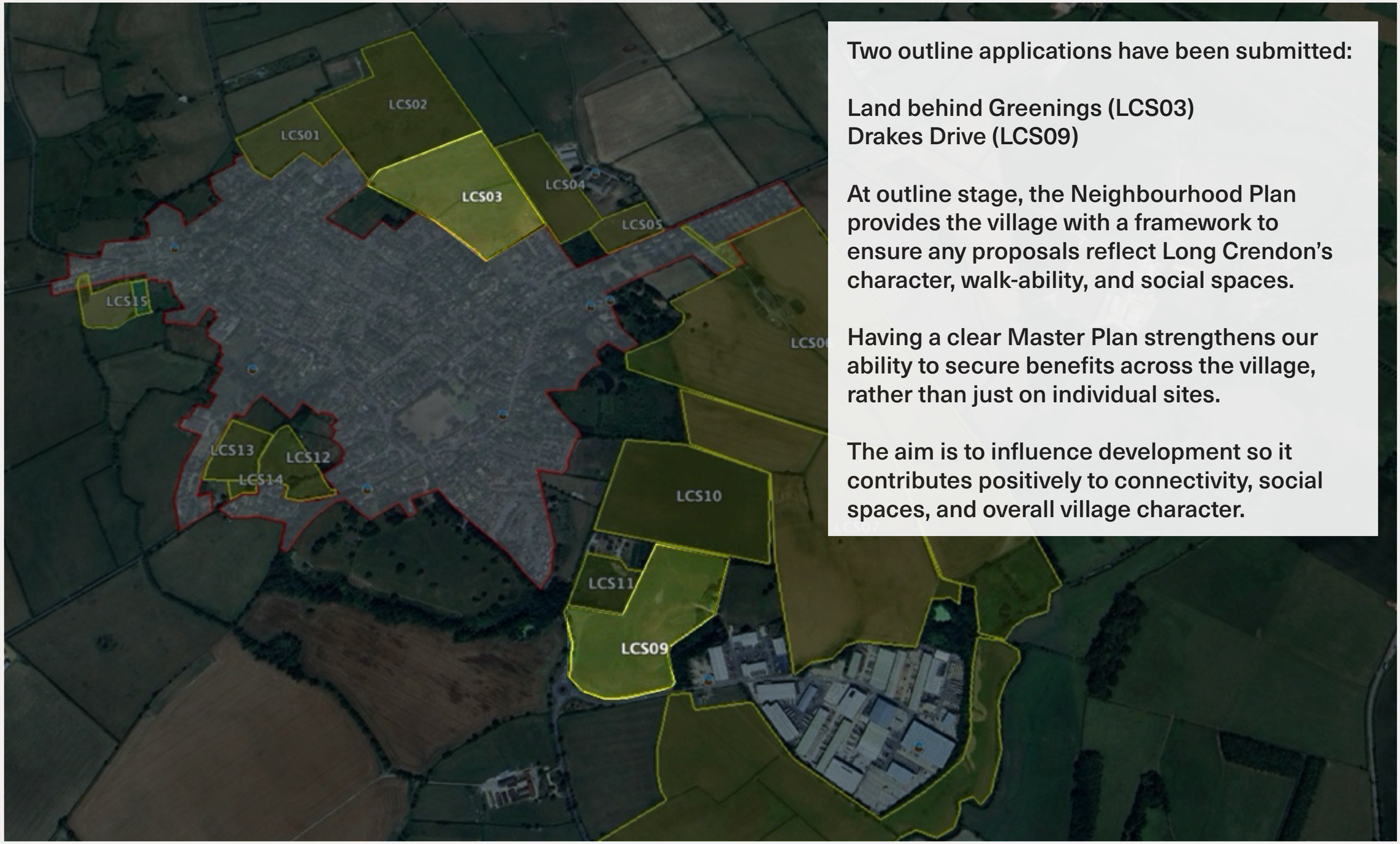
We are here

Phase 5: Finalising the Plan

- Finalise findings on **non-NP initiatives** as a separate document
- Compile the **final version** of the Neighbourhood Plan for referendum

Neighbourhood Plan

Current Developer Applications



Two outline applications have been submitted:

Land behind Greenings (LCS03)
Drakes Drive (LCS09)

At outline stage, the Neighbourhood Plan provides the village with a framework to ensure any proposals reflect Long Crendon's character, walk-ability, and social spaces.

Having a clear Master Plan strengthens our ability to secure benefits across the village, rather than just on individual sites.

The aim is to influence development so it contributes positively to connectivity, social spaces, and overall village character.

Infrastructure: The Reality Check



Choice Map: how often a street lies on the shortest paths between other places. (10km range).

Low — High

Space Syntax Laboratory, The Bartlett School of Architecture, University College London. (n.d.). Space Syntax. UCL Bartlett Faculty of the Built Environment. Retrieved 28thFeb, 2026, from https://www.ucl.ac.uk/bartlett/architecture/research/space-syntax-laboratory



The **sewage treatment works** has limited spare capacity. Upgrades are possible but Thames Water have no current plans, affecting the timing and phasing of new homes.

Long Crendon also faces **traffic pressures** on the Bicester and Chearsley roads, with high volumes and limited through-routes.

Well conceived development should enhance everyday infrastructure, like footpaths, cycle links, crossings, gateways, and green corridors, in order to integrate new parts of the community.

The Neighbourhood Plan gives us a chance to think about the broader picture beyond site-specific details.

Strategic Spatial Options for the Village

The next stage is not simply choosing locations for homes. It is shaping **how the whole village works**: movement, public spaces, green links, social infrastructure, access to amenities and the sense of human scale.

Each option provides different opportunities for improving **village-wide connectivity and shared spaces**.



Option A: Northern Development



Centred around LCS03 and nearby northern sites.

This option supports strengthening pedestrian and cycle routes into the centre and creating green spaces that integrate with existing village patterns.

Advantages include:

- Proximity to the village centre,
- Potential contribution to the well-being centre
- Opportunities to expand footpaths, improve village gateways and link northern routes

Challenges and concerns include:

- Traffic impacts on Chearsley, Chilton and Bicester roads
- Potential extent of new housing from all the sites
- Maintaining the village character
- Water run off towards Chearsley and Chilton Roads
- School privacy and safeguarding
- Water and wastewater infrastructure capacity

Option B: Southern Development



Centred around LCS09 and nearby sites.

This option offers potential for a connected north-south route network and spaces for community use.

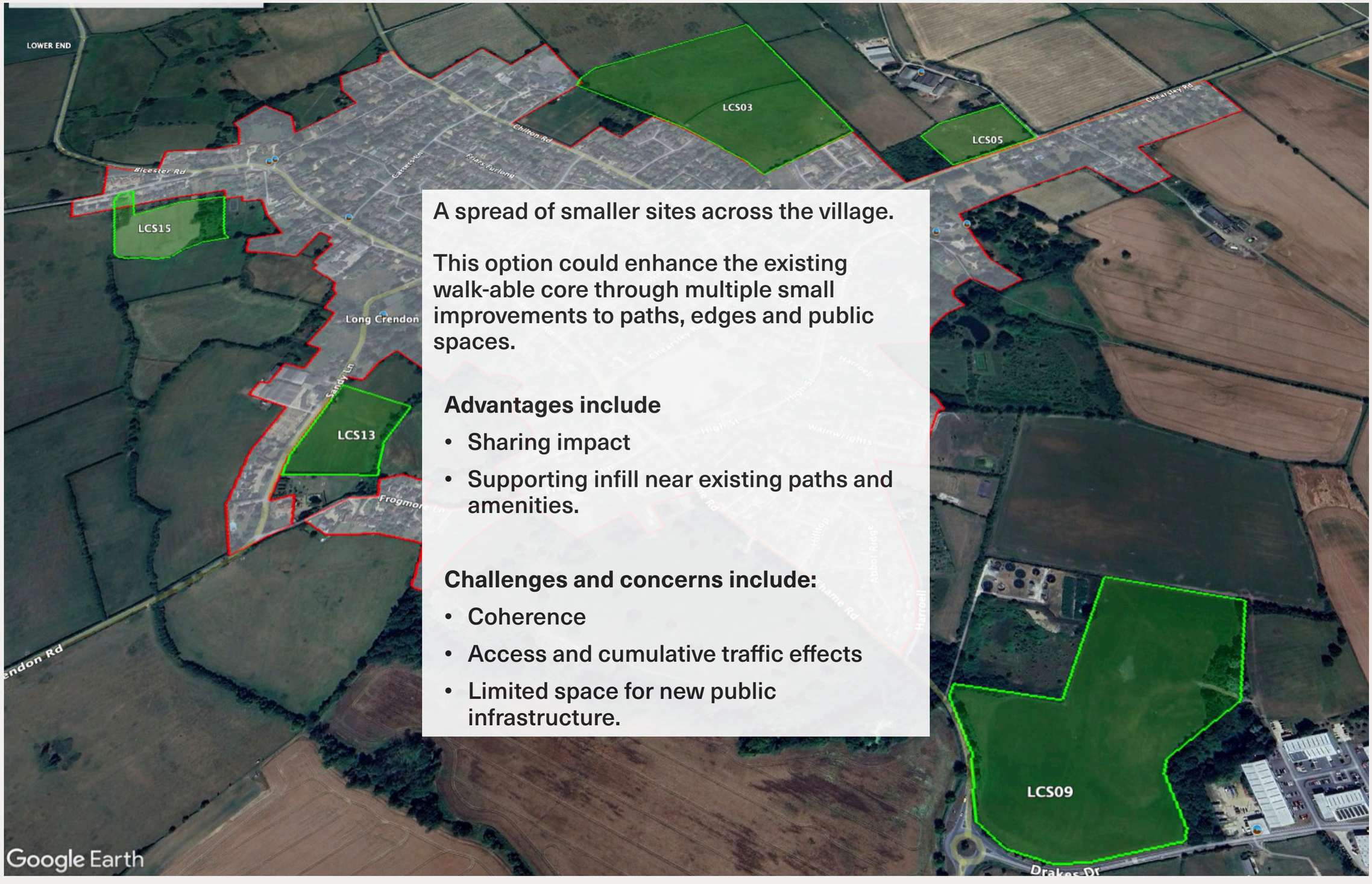
Advantages include:

- Keeping traffic on arterial roads and away from the village centre
- Potential new links towards Thame
- Opportunities for green corridors and shared spaces around existing open fields
- Increased commercial use opportunities

Challenges and concerns include:

- Wastewater/sewage capacity,
- Interconnection with the rest of the village
- Flood considerations
- Integration with the industrial area.

Option C: Distributed Development



A spread of smaller sites across the village.

This option could enhance the existing walk-able core through multiple small improvements to paths, edges and public spaces.

Advantages include

- Sharing impact
- Supporting infill near existing paths and amenities.

Challenges and concerns include:

- Coherence
- Access and cumulative traffic effects
- Limited space for new public infrastructure.

Master Plan Development

A master-plan sets out **simple guiding ideas** for the village. It helps us make clearer choices about new homes and spaces while keeping Long Crendon connected, human-scale, and sociable.

It will show:

- How development links village paths and routes
- Where new green spaces and shared areas should go
- How to protect views and the edges of the village
- Ways to make short trips without a car
- How to phase new homes alongside sewage upgrades
- How to keep the village feeling friendly and human-sized
- How to minimise negative impacts on existing neighbouring residents
- Draft spatial options will be shared with the village for feedback.









Next Steps

Findings from the SEA report (Strategic Environmental Assessment) will refine our own site assessments.

A draft master-plan, with options, will be presented for full public consultation.

We must engage with land promoters to ask how their proposals will address the village needs and the identified infrastructure constraints.

Feedback from the community will shape the final Neighbourhood Plan ahead of a referendum.

A clear, visual process will be shared with residents so everyone can see how decisions evolve.

How Residents Can Get Involved

Community engagement will include:

- Public exhibition events
- Online survey
- Site walk-and-talk sessions
- Visual comparison boards for options
- Monthly updates

We need your views on priorities, trade-offs, design quality, connectivity and the shared-infrastructure improvements that matter most.

11. Q&A

Questions from the floor.

Please keep questions concise so as many people as possible can be heard.