



# Newton Longville Neighbourhood Plan 2023 - 2033 Referendum Version

Produced by Newton Longville Parish Council under the Neighbourhood Planning (General) Regulations 2012 (as amended).

22 January 2025

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## Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed and in parts a technical document. The purpose of this page is to explain the structure and help you find your way around the Plan.

### Introduction & Background

This section explains the background to the Newton Longville Neighbourhood Plan

### The Neighbourhood Plan Area

This section details many of the features of the designated area, which is the whole of the parish.

### Planning Policy Context

This section relates this Plan to the National Planning Policy Framework and the planning policies of Buckinghamshire Council.

### Vision and Objectives

The Vision's role is to inform strategic objectives guide decision making and support the policies of this Plan. Key themes that emerged during the early consultation exercises are summarised as Objectives which will support Newton Longville in achieving the Vision.

### Land Use Policies

This is a key section as it details policies to support Newton Longville reaching its Vision and Objectives. There are policy maps with policies, an overall Policies Map and additional information in the appendices to which the policies cross reference.

### Consultation Summary

This section explains the community involvement that has taken place. Further details on this are within the separate Consultation Statement.

### Community Actions

These are not planning policies but are Community Actions for the Parish Council to pursue with other organisations and authorities.

### Implementation

This section explains how the Plan will be implemented and future development guided, monitored and managed.

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*Drayton Road looking towards the Newton Longville Conservation Area*

### **Foreword**

The aim of the Newton Longville Parish Council, and Steering Group, is to make the parish of Newton Longville an even better place to live for future generations.

The Neighbourhood Plan will help us do this. It covers a ten year time period with a review every five years, or as Local Plans require. It gives our community more control over small sites used for housing development, to influence the type and quality of that development, and to ensure that the change it brings meets local objectives. It also includes reference to our history, industrial past and the people who made our parish.

The alternative to adopting our own Neighbourhood Plan was to risk continued inappropriate development pressure and to be forced into a reactive approach responding to each planning application as it is made, if there are issues with the 5 year Buckinghamshire Council housing land supply. Working with the support of Buckinghamshire Council, our Neighbourhood Plan will be in line with national planning policy. Once this Plan has been made, it means it has influence over development. Developers will have to work within the policies and priorities contained in the Plan.

The Plan takes into account the Regulation 14 “Pre-Submission” consultation (07/11/23 - 03/01/24) and an informal consultation which preceded it (09/23). Across the two consultations we were very pleased to have 132 people at the various drop-in sessions and 238 completed feedback forms returned. Having already identified in the earlier informal consultation that nearly 97% of the 207 who had responded supported the Neighbourhood Plan, with few changes were required in between. Changes were made prior to the Regulation 16 consultation (11/04/24 - 30/05/24), taking into account the feedback received from residents, parties with land interests, Buckinghamshire Council and other stakeholders. Further changes were made following the Independent Examiners review and recommendations (report issued 15/01/25).

The adoption of a new Local Plan for Buckinghamshire had been due by April 2025, but Buckinghamshire Council announced<sup>1</sup> that this is expected to be submitted for examination in 2026 and adoption in 2027. Once the Buckinghamshire Local Plan is adopted we will review our Neighbourhood Plan as needed.

**Councillor Ian Whipp, Chair, Newton Longville Parish Council**

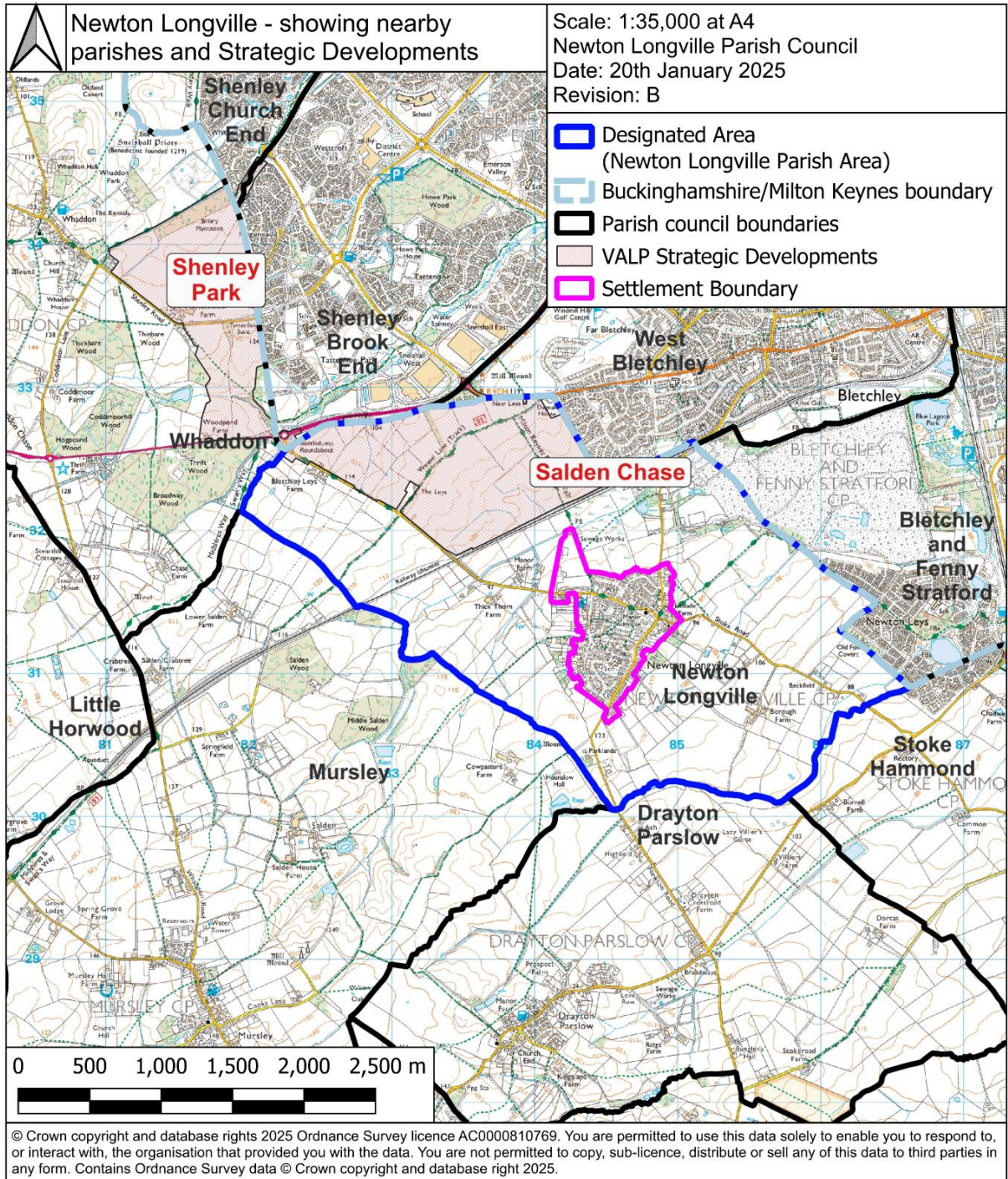
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<sup>1</sup> <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-development-scheme/>

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## 1. Introduction & Background

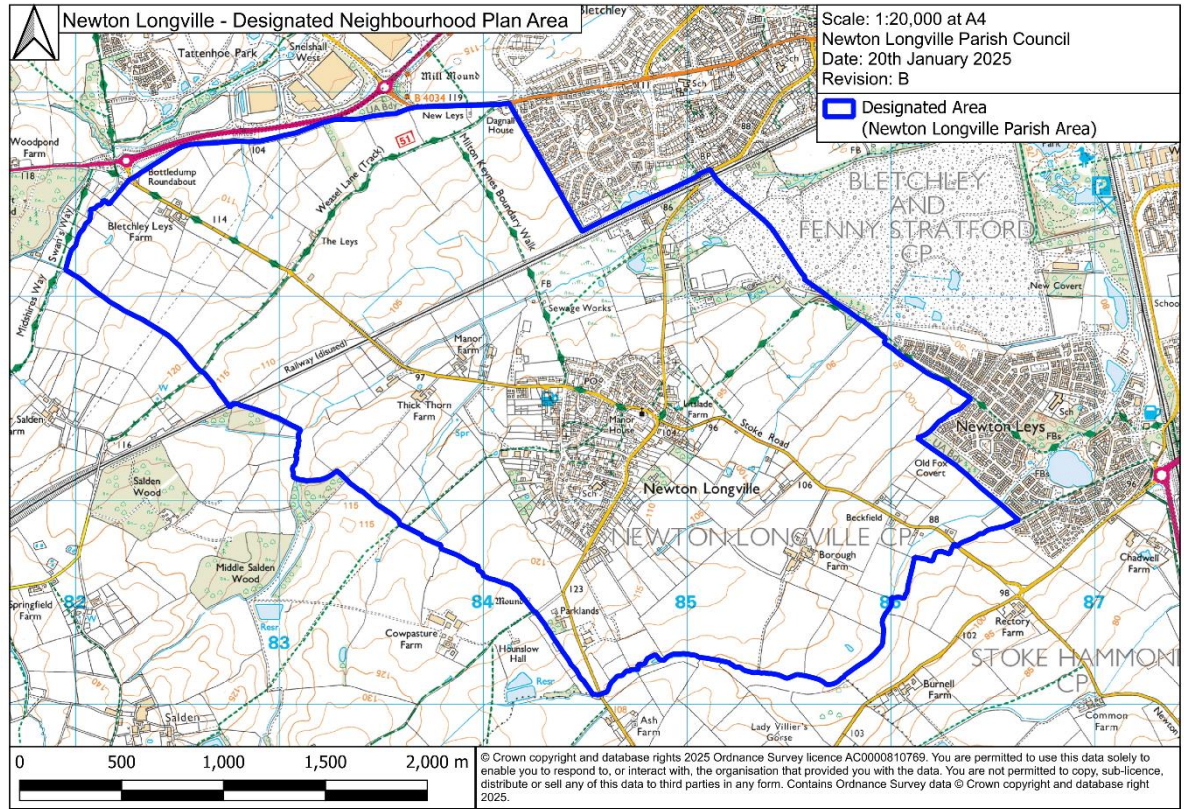
1.1. Newton Longville Parish Council is preparing a Neighbourhood Plan (NP) for the area designated by the former Local Planning Authority, Aylesbury Vale District Council, on 19 September 2014. Buckinghamshire Council is now the Local Planning Authority. The Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).



*Map A: Map of the wider area showing neighbouring parishes and the two strategic development sites Salden Chase in Newton Longville and Shenley Park in the adjoining parish of Whaddon*

# Newton Longville Neighbourhood Plan

1.2. The designated Neighbourhood Plan area coincides with the Parish boundary (see Map B below) and is centred on the village of Newton Longville. The village is close to Bletchley to the north-east which comes under the adjoining local authority of Milton Keynes City Council. Newton Longville sits between the A421 to the north-west and the A4146 to the south-east with the village of Drayton Parslow to the south-west and new development of Newton Leys to the east. The village has a population of about 2,000 people, having grown from around 600 in the early 1950s.



Map B: Designated Neighbourhood Area

- 1.3. There are no other neighbourhood plans being prepared in the area and this Plan does not include any excluded development such as minerals and national infrastructure.
- 1.4. The purpose of the Neighbourhood Plan (NP) is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2033. The Plan will form part of the development plan for the Parish, alongside the adopted Vale of Aylesbury Local Plan<sup>2</sup> (VALP) 2013-2033 adopted September 2021. Buckinghamshire Council has commenced the preparation of its first Buckinghamshire Local Plan and have indicated<sup>3</sup> the new Local Plan is currently scheduled to be submitted for examination in 2026 and adoption in 2027. When adopted the new Buckinghamshire Local Plan will replace the VALP.
- 1.5. Neighbourhood Plans provide local communities, like Newton Longville, with the chance to manage the quality of development of their areas. Once approved at a

<sup>2</sup> [https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury\\_local\\_plan\\_L46JWaT.pdf](https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf)

<sup>3</sup> <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-development-scheme/>

referendum, the Plan becomes a part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

- 1.6. Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the 'basic conditions'. In essence, the conditions are:
- Is the Plan consistent with the national planning policy?
  - Is the Plan consistent with local planning policy?
  - Does the Plan promote the principles of sustainable development?
  - Has the process of making the Plan met the requirements of European law?
- 1.7. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, it then becomes part of the Development Plan for the area.

### **The Referendum Version of the Neighbourhood Plan**

- 1.8. This version of the Neighbourhood Plan is for the Referendum stage of the process. Should more than half of those voting vote in favour of the neighbourhood plan, the plan will come into force as part of the statutory development plan for the area.

### **Sustainability Appraisal & the Habitats Regulations**

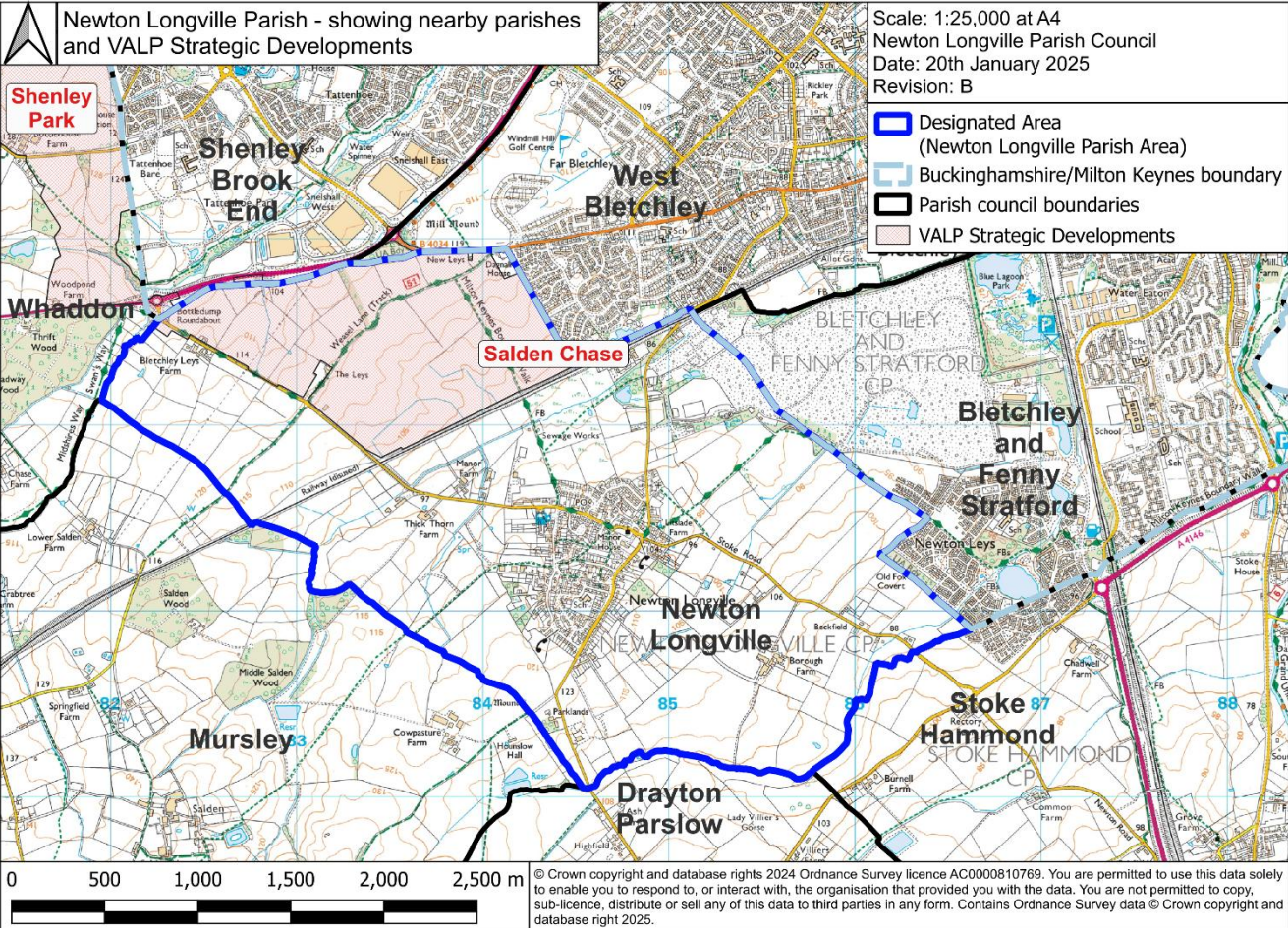
- 1.9. The former Aylesbury Vale District Council confirmed in its screening opinion that the Plan has the potential to give rise to significant environmental effects and a Strategic Environmental Assessment (SEA) is therefore needed in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004.
- 1.10. There was a scoping exercise for the SEA that involved consultation with the statutory bodies and resulted in a framework of relevant environmental objectives being agreed to measure the attributes of the Plan.
- 1.11. The SEA was prepared by AECOM against the Regulation 14 Pre-Submission version of the Plan. No changes to this Plan were required as a result.
- 1.12. Consultation on the SEA was undertaken prior to Submission to Buckinghamshire Council. The final version of the SEA report was published for the examination alongside the Submission version of the Plan.
- 1.13. The screening opinion also confirmed that the Plan would not need to be subject to a Habitats Regulations Assessment in accordance with the Conservation of Habitats and Species Regulations 2010<sup>4</sup>.

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<sup>4</sup> Regulations since replaced by Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 No. 579.

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## 2. The Neighbourhood Plan Area



*Map C: Designated Neighbourhood Area also showing surrounding parishes*

- 2.1. The homes within the parish are mostly within the village. We also have two significant small groupings of houses along Bletchley Road and some single dwellings and farmhouses elsewhere within the parish boundary.
- 2.2. The East West Rail<sup>5</sup> project for the re-opening of the railway line between Oxford to Bletchley and Milton Keynes is well advanced with services due to start in 2025. The line will connect across to Bedford and may eventually be extended to Cambridge. The line crosses the parish but there are no plans to provide a station for the village. The nearest stations will be Bletchley (3 miles) and Winslow (8 miles).
- 2.3. A major employer in the village and surrounding area for many years was the London Brickworks. This closed in 1991 with the partially worked clay pits being turned over to landfill. The landfill site which is currently operated by FCC has provided a natural boundary for expansion to the east. In recent years Newton Leys, which is on the edge of the landfill site, has been developing closer to the village and now straddles the boundary between Milton Keynes City Council and Buckinghamshire Council areas. Presently there is effectively a green buffer between the two settlements and it is important that this is maintained in order for Newton Longville to retain its separate identity.

<sup>5</sup> <https://eastwestrail.co.uk/>

- 2.4. Over recent years there has also been a number of proposed strategic developments to the north and north-west which if they had gone ahead, would have effectively seen the parish become part of a metropolitan Milton Keynes. One such scheme for a mixed use development including of 1,855 dwellings at Salden Chase has now been approved, having been taken forward as an allocated site in VALP (VALP D-NLV001). This will increase the number of dwellings in the parish by 200%, but the East West Rail line referred to in 2.2 above forms a natural boundary for the green buffer between that development and the existing village (as in proposed Settlement Boundary, VALP Policy S3 and Policy NL1).
- 2.5. Comments from developers/land agents received during the Regulation 14 Pre-Submission consultation referred to MK2050<sup>6</sup> (Milton Keynes Strategy for 2050) and the 'Bletchley Southern Bypass'. The former is not a planning document and applies only to development within the Milton Keynes City Council boundary. The Bletchley Southern Bypass, is not currently proposed in either the VALP or MKCC Local Plans. In VALP Appendix F it is stated that AVDC local plan policy RA35 was not continued in the VALP as there is "Little/no possibility of implementation in VALP no route identified or agreed/safeguarded - uncertainty over Expressway route Policy Redundant."

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<sup>6</sup> <https://www.mkfutures2050.com/>

### 3. Planning Policy Context

- 3.1. The parish lies within the local planning authority area of Buckinghamshire and adjoins the boundary of Milton Keynes City Council. The residents of the parish benefit from a number of services and amenities within Milton Keynes (including the NHS services as Newton Longville is within the Bedfordshire, Luton & Milton Keynes Integrated Care Board (ICB), rather than the Buckinghamshire ICB).

#### National Planning Policy

- 3.2. The National Planning Policy Framework (NPPF) published by the Government on 19 December 2023<sup>7</sup> is an important guide in the preparation of local plans and neighbourhood plans. It is noted that over time the NPPF will be updated. The following paragraphs of the 19 December 2023 NPPF are considered especially relevant:

- Presumption in favour of sustainable development, Neighbourhood Plans and the tilted balance (paragraphs 10 - 14)
- Mixed and balanced communities (paragraph 64)
- Housing needs (paragraph 66 etc)
- Rural housing (paragraph 82)
- Local Green Spaces (paragraphs –102 - 107)
- Well-designed place (paragraph 128 etc)
- Mitigating climate change (paragraph 157)
- Natural environment (paragraph 180 etc)
- Biodiversity (paragraph 185)
- Historic environment (paragraph 195 etc)

A new NPPF was published on 12 December 2024, but under the transitional arrangements in Annex 1 paragraph 239, it is the December 2023 NPPF that applies to this plan.

#### Strategic Planning Policy

The Neighbourhood Plan must be in general conformity with adopted strategic policies. The development plan is currently primarily comprised of the Vale of Aylesbury Local Plan<sup>8</sup> (VALP) adopted by Buckinghamshire Council on 15th September 2021 covering the period 2013 to 2033.

- 3.3. The most relevant policies for Newton Longville in the adopted VALP are:
- S2(h) planning housing growth at medium villages through its own or neighbourhood plan allocations.
  - S3 Settlement hierarchy and cohesive development - which identifies Newton Longville village as a “medium village” in the hierarchy and provides a target housing number of 52 homes in the VALP plan period (VALP S3 Table 2) with

<sup>7</sup> NPPF corrected version published 20 December 2023

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> [https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury\\_local\\_plan\\_L46JWaT.pdf](https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf)

a housing allocation of 17 (Policy D-NLV005 'Land south of Whaddon Road') – which has now been completed.

- S8 supporting neighbourhood planning
- D-NVL001 Salden Chase allocates land on the northern edge of the Parish adjoining the boundary with Milton Keynes/Bletchley for 1,855 new dwellings, schools, retail and other facilities. Outline planning application 15/00314/AOP was submitted on 30/01/2015 and granted on 20/12/2022. Reserved matters applications have been submitted and development has commenced.
- D2 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages – restricting schemes to small scale areas of land within the built-up areas of settlements or (Main Modification MM080) allowing for larger scale development by exception beyond allocated sites and small-scale development where the Council's monitoring of housing delivery across the district shows that the allocated sites are not being delivered at the anticipated rate.
- H1 Requiring a minimum of 25% affordable homes on developments of 11 or more dwellings or sites of 0.3ha or more.
- H6a Housing Mix principles to meet housing needs to 2033 by type and tenure.
- BE1 Preserving and enhancing heritage assets.
- BE2 and BE4 Focussing on local distinctiveness in the design of new development.
- NE4 Protecting and enhancing landscape character.
- NE6 Local green space designations.
- NE8 Trees, Hedgerows and Woodlands.
- I1 Green Infrastructure.
- I3 Community Facilities, infrastructure and assets of community value.
- I4 Flooding (including Sustainable Drainage Systems).

3.4. The VALP has made provision for the housing needs of the Parish to 2033 (in addition to the strategic allocation at Salden Chase (VALP D-NLV001)).

3.5. There are other development plans, for example waste and minerals that apply in the parish, but none are considered relevant in this Neighbourhood Plan.

### Neighbouring Parishes

3.6. As of January 2025:

Within Buckinghamshire<sup>9</sup>:

- Stoke Hammond Neighbourhood Plan completed Regulation 16 consultation in December 2024.
- Whaddon has not commenced work on a Neighbourhood Plan.

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<sup>9</sup> <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/the-plans/>

## Newton Longville Neighbourhood Plan

- The Drayton Parslow Neighbourhood Plan has been examined and was approved in a referendum on 24 October 2024. It was made on 17 December 2024.
- The Mursley Neighbourhood Plan has been examined and was approved in a referendum on 6 March 2024. It was made on 2 May 2024.

Within Milton Keynes<sup>10</sup>:

- The West Bletchley Neighbourhood Plan was made in March 2019. West Bletchley Council consulted on a pre-submission version of a new plan during September and October 2024.
- The Bletchley & Fenny Stratford Neighbourhood Plan is being prepared.

### Newton Longville Conservation Area

- 3.7. A Conservation Area was designated for Newton Longville on 16th October 1991. This Conservation Area incorporates a relatively small part of the village centred on the junction of Whaddon Road, Bletchley Road, Drayton Road and Stoke Road. The boundary includes a number of key historic buildings, notably, St. Faith's Church, Newton Longville Manor House, the Old Rectory and St. Anne's Grange as well as clusters of historic development around Church End and the village green.



*Church End within the Newton Longville Conservation Area*

- 3.8. The Conservation Area boundary (see map with Policy NL7) contains two areas of distinct identity. Enclosing the north-eastern side of the village green is a collection of relatively modest vernacular properties which form a mixture of one and a half to two storey semi-detached and detached buildings, situated towards the front of their plots. Historically many of these buildings housed local trades. Mainly converted to

<sup>10</sup> <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-plans-milton-keynes>

domestic use, several small businesses and a public house, until recently, still attract people to the green reinforcing its former role as the economic focus of the village.

- 3.9. In contrast, the properties located at the north-eastern end of Drayton Road are substantial in scale and set within sizeable grounds. They include Newton Longville Manor House, the Old Rectory and Parsonage, St. Anne's Grange and the Village School. Not only do these buildings provide visual landmarks, which help to create a strong sense of place, but they also represent the higher status buildings within the architectural hierarchy of the village. This clearly demarcated juxtaposition of vernacular and polite architecture in such a compact area is a key characteristic of the Conservation Area.



*2 Stoke Road on the corner of Drayton Road, within the Conservation Area*

- 3.10. The rural character of Newton Longville has changed over the years through the effects of local development. The mature trees, hedges and grass verges concentrated around the churchyard and grounds of Newton Longville Manor reflect our heritage. This grouping of trees helps to locate the Conservation Area in distant views of the village from the south-east and within the boundary their natural forms provide a contrast with the sharp outline of the buildings.
- 3.11. Although not physically located at the centre of Newton Longville, the Conservation Area is perceived as the historic nucleus of the village. This small area contains the junction of the four main routes through the settlement, and includes some of the significant economic, social and religious focuses to community life. In a village which has grown and changed substantially during the 20th century, the Conservation Area retains tangible connections with the past and possesses a distinct identity and sense of place which makes it worthy of designation.



*View from St Faith Church looking towards Newton Leys and the Brickhills (Bedfordshire)*

## 4. Vision and Objectives

### Vision

- 4.1. This Vision seeks to reflect the views and aspirations of residents, the Parish Council and other groups. The Vision's role is to inform strategic objectives guide decision making, and support the policies of this plan.
- 4.2. The form of the village both within and outside the Settlement Boundary has changed over the years, with the steady but small-scale development of homes and facilities for residents. This will change in scale with the Salden Chase development (VALP D-NLV001) over the coming decade or so.
- 4.3. To date, what development has occurred has not significantly changed the rural character of the parish.

### **Our Vision for our parish until the end of 2033 is:**

To ensure that the village of Newton Longville continues to be a lovely place to live, enhancing that rural character and 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, where new development is sensitively designed, local services and facilities are retained and improved and there remains separation between the village and the new developments at Milton Keynes.

### Objectives

- 4.4. As part of the evidence gathering for the production of the Neighbourhood Plan, some key themes have emerged during the various consultation exercises. These themes can be summarised as the following Objectives which will support the village in achieving the above Vision.

#### **The key objectives of the Neighbourhood Plan are:**

- i. To maintain the essential separate identity of the village and parish, and retain that essentially rural character which is valued by residents. [Policies NL1, NL2, NL7, NL8, NL9, NL10, NL13 & NL14]
- ii. Conserve the village's scale and character, maintaining the rural environment for the comfort, well-being and benefit of residents. [NL1, NL2, NL4, NL7, NL8, NL9, NL10, NL13 & NL14]
- iii. To take opportunities to reduce the environmental impact of development by ensuring it is sustainable and causes the least possible environmental impact. [NL6, NL12, NL13 & NL14]
- iv. To 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. [NL12, NL13 & NL14]
- v. Have a balanced social structure with a mixed community, supporting the school and sustaining existing facilities. [NL3, NL4 & NL15]
- 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 (for rent, sale and shared ownership) and a wide range of properties for private sale. [NL3, NL4, NL11 & NL15]
- vii. Work to lessen the adverse impact of road traffic on the village and aim to enhance transport and other links to neighbouring communities. [NL2, NL11 & NL13]
- viii. Recognise, preserve and celebrate the rich and varied heritage to the benefit of residents and visitors. [NL7, NL8, NL9, NL10, NL13 & NL14]
- ix. To encourage and support local businesses which provide valuable retail services and employment opportunities that benefit residents and visitors to our parish. [NL16 & NL17]

### 5. Consultation Summary

- 5.1. The UK Government introduced Neighbourhood Plans as part of the Localism Act in 2011. The Aylesbury Vale District Council (AVDC) had however already guided its parish councils towards producing non-statutory, community-led Village Plans and a working group for Newton Longville (external to the Parish Council) was set up in 2010. Our Village Plan was finalised in 2012 and adopted by Newton Longville Parish Council in 2012.
- 5.2. Work on our Neighbourhood Plan for Newton Longville commenced in 2014 with the Parish Council applying to AVDC for designation as a Neighbourhood Plan area. A steering group to progress the Plan was set up shortly after this.
- 5.3. Throughout the time that the Neighbourhood Plan was been in progress, Newton Longville had also been subject to a number of major development proposals and residents have expressed strong views about the need to protect the village from coalescence with adjoining settlements. Examples include Salden Chase, 'Newton Leys West' and applications for around 50 dwellings at Hammond Farm off Whaddon Road and for 58 dwellings off Drayton Road/Westbrook End by Gladman Development. During the Newton Longville Neighbourhood Plan Regulation 14 Pre-Submission consultation in December 2023, Gladman started a pre-application process for the latter site, but for up to 50 dwellings. At a public meeting attended by 70 residents in January 2024 there was a unanimous vote against the proposal.
- 5.4. There was also a consultation proposal initiated in 2019 by the Parish Council on options for a potential link road between the A421 and the A4146 to relieve the volume of traffic through the village which would also have come with some housing development. The village rejected this proposal.
- 5.5. There have been numerous formal and informal consultations for the developing Neighbourhood Plan since 2014. Neighbourhood Plan updates have been a regular agenda item for Parish Council meetings:
- 5.6. Update reports were also given in the Village Pump, a bi-monthly magazine produced by the Parish Council and delivered to every home and business in Newton Longville.
- 5.7. There was consultation on the Settlement Boundary in 2017 with stakeholders including residents and land owners with amendments made that took into account views expressed, leading up to the version that appears in this Plan being approved at a Parish Council meeting in July 2021.
- 5.8. Unfortunately the creation of the Newton Longville Neighbourhood Plan was delayed by a number of factors including:
  - Delays with Aylesbury Vale District Council finalising the housing allocation for Newton Longville as part of the Vale of Aylesbury Local Plan (the 52 target for the village was not confirmed until the Local Plan was adopted in September 2021).
  - Disruption to normal public activities including those of the Parish Council during the Covid-19 period which began in early 2020.

- 5.9. Progress again on the Plan was resumed toward the end of 2022. In September 2023, with a complete draft plan available, a major two week consultation period was organised with promotion by email, Facebook, a Village Pump insert and notices on the village noticeboards. There were four drop-in sessions attended by 120 residents. 207 feedback forms were received either directly online or in paper format. These told us:
- ✓ 65.2% agreed that “Additional housing needs to be provided within the parish boundary”.
  - ✓ 81.1% agreed “Additional housing should include provision for young people and older residents, including shared ownership, affordable housing and homes to rent”.
  - ✓ 97.6% agreed with the statement “It is important for Newton Longville to remain a separate community, not physically merged with adjacent settlements (such as Milton Keynes)”.
  - ✓ 99.5% agreed “It is important to protect the heritage of the village, including its historical buildings and other structures”.
  - ✓ 100% endorsed “The rural character of the village should be protected, including the green spaces and public rights of way”.
  - ✓ 97.6% agreed with the statement “Our village needs to have its own community facilities and retail services”.
- 5.10. The most important metric was that 96.6% of the completed feedback forms confirmed agreement with the statement “Based on what I have read and understood, I support our Neighbourhood Plan”.
- 5.11. The feedback also included a number of free text comments which were reviewed and used to fine-tune the Neighbourhood Plan for the Regulation 14 Pre-Submission stage.
- 5.12. The Regulation 14 Pre-Submission consultation ran for over eight weeks from November 2023 to January 2024. The emerging Neighbourhood Plan was made available electronically and in paper form as well as a summary which was put into the parish magazine, the Pump. Residents and other interested parties were encouraged to comment on any aspect of the Plan which they thought may need to be changed.
- 5.13. In total there were 38 consultation returns, these coming from seven residents, six developers/land agents, one from an adjoining parish council, three from statutory consultees and a consolidated response from various teams within Buckinghamshire Council.
- 5.14. The working group went through the Regulation 14 Pre-Submission comments submitting a report to the members of the Parish Council for the monthly Parish Council meeting on 15 January 2024. At that meeting decisions were made on changes to the Plan prior to submission to Buckinghamshire Council.

- 5.15. The SEA report from AECOM was received in February 2024 and with no changes required to the Plan the Regulation 16 Submission version went to Buckinghamshire Council in March 2024.
- 5.16. Buckinghamshire Council commenced the Regulation 16 consultation on 11 April 2024. That consultation closed on 30 May. In total the Local Planning Authority received 25 responses from residents, 8 from parties with land interests plus a number from various teams within their own organisation.
- 5.17. The Independent Examiner was appointed by Buckinghamshire Council in August 2024 and a clarification note was issued on 5 September 2024. Newton Longville Parish Council had responded to all of the Examiner's questions on 6 October 2024. The Examiner's report containing recommendations was received on 15 January 2025. The Referendum version of the Plan, amended in line with the recommendations, was returned to Buckinghamshire Council on 22 January 2025.

### 6. Policies

- 6.1. The purpose of these policies is to encourage planning applications to be made for potential development that reflect the Vision and Objectives, as outlined in Section 5. The policies have been clearly written so that they can be easily interpreted and applied in the consideration and determination of planning applications.
- 6.2. The Neighbourhood Plan deliberately avoids repeating existing national or local planning policies. Therefore the proposed policies focus on a relatively small number of key development requirements in the area.
- 6.3. The national and local policies of other planning documents, including the National Planning Policy Framework and the development plan for Buckinghamshire continues to apply. (When made, the Neighbourhood Plan will become part of the development plan.)
- 6.4. Set out below are the proposed land use policies. Where necessary, the area to which it will apply is shown on the Policies Map. With each policy is supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.



*Newton Longville village viewed from the north looking over the fields which are to be the site of the 1,855 dwelling Salden Chase development (VALP D-NLV001) and the East West Rail line*

### Policy NL1: Settlement Boundary

- 6.5. The policy establishes and defines a Settlement Boundary, using the methodology below, to distinguish the consideration of planning applications within the settlement from those outside the boundary. Together with the design and traffic policies of NL2 and NL11, it refines VALP Policies D3 and BE2 which sets out criteria for managing housing development in rural villages such as Newton Longville (categorised as a “medium village” in VALP) in the area and design of new development respectively.
- 6.6. The policy sets the spatial strategy for the Parish which has objectives to protect the intrinsic character of the village and the beauty of the surrounding countryside whilst allowing for growth within the village to meet local housing needs over the Plan period.
- 6.7. Whilst there are limited opportunities for development within the Settlement Boundary due to the lack of undeveloped land, there may be small-scale opportunities for development or re-development (over the past 20 years or so, sites have tended to be smaller than five dwellings and it is anticipated that this will continue during the Plan period).
- 6.8. The policy allows for the continued growth of the village through suitable infill sites, which may deliver a small number of homes in the period based on past rates. The suitability of a site for an infill scheme will be judged against Policy NL2 and other design policies of the development plan, especially if it lies within the Conservation Area or its setting
- 6.9. Lastly, the policy confines development beyond the Settlement Boundary to development that is suited to a countryside location, such as leisure and recreation, and recognises proposals for employment, agriculture or forestry, and tourism may help the rural economy provided they are well designed. There may also be specific types of rural housing schemes that may be appropriate outside the Boundary.

#### Policy NL1: Settlement Boundary

- A. The Neighbourhood Plan defines a Settlement Boundary for Newton Longville, as shown in Map D and the Policies Map.
- B. Development proposals outside the defined Settlement Boundary will only be supported where they comply with relevant policies in the NPPF and the development plan.

### Settlement Boundary Definition and Methodology

#### Definition

A settlement boundary defines the built up area of a settlement, and indicates where development for housing, commercial use (appropriate to a settlement) could be suitable. It allows for flexibility by potentially allowing more development than is planned for by the allocation of specific sites, at the same time as avoiding the loss of undeveloped land in the countryside and further sprawl into the countryside.

Settlement boundaries do not reflect the administrative boundaries of the Parish nor do they define the extent of the village community. Therefore, settlement boundaries only incorporate the continuous form of the settlement and may in some cases, exclude dwellings and structure that are detached from the main settlement pattern.

A settlement boundary defined in a Neighbourhood Plan allows Buckinghamshire Council to apply planning decisions in a consistent manner and if appropriate, develop 'rural exception sites' (VALP Policy H2) which allow for certain types of development such as 100% affordable housing schemes which would not otherwise be viable if they were competing for land with market housing. It does not confer any use class or planning permission to land or buildings.

The VALP does not use settlement boundaries as a tool for determining planning applications although several neighbouring planning authorities do so (such as Central Bedfordshire Council). Several Neighbourhood Plans in Buckinghamshire do define settlement boundaries and have done so using their own bespoke methodology.

#### Methodology

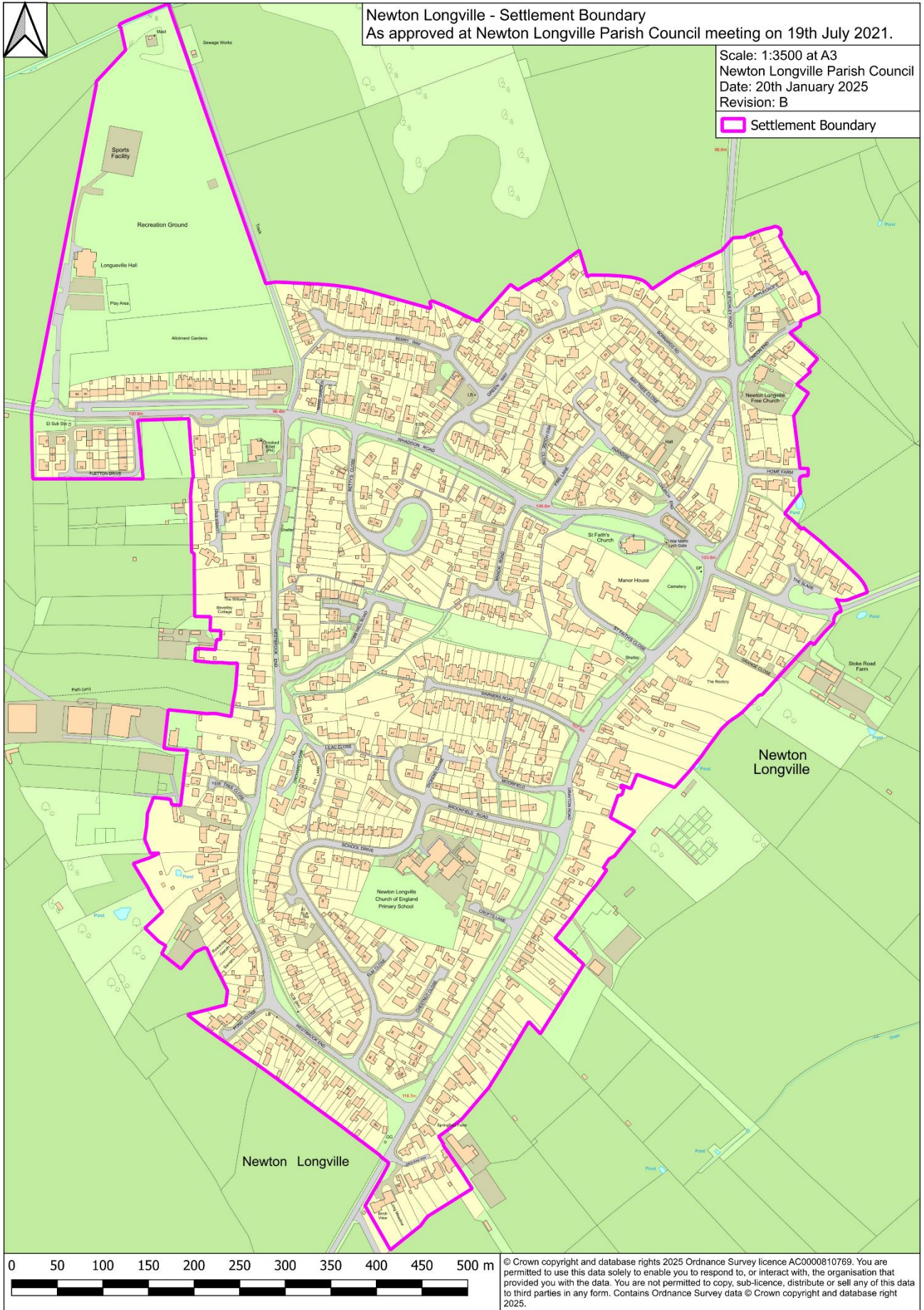
The boundary as proposed and finalised following consultation has been carefully drawn using maps and Google Earth plus site visits and planning applications or property history where available to determine existing land uses and boundaries on the ground.

Where possible, the boundary has been drawn using clearly defined physical features. These include discernible ground features such as walls, hedgerows, streams, roads, and field boundaries.

The settlement boundary was drawn up using the following criteria:

- The use of the land within the boundary is settlement related, such as residential, community use, employment use etc (so for example Hammond Park is included within the boundary). Land which is clearly related to the countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.
- Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary (the 17 house site, Fletton Drive, off Whaddon Road VALP D-NLV005).
- Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).
- Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.
- Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary (for example, the cottages on Bletchley Road, close to the Milton Keynes boundary).
- All buildings on the edge of a settlement that have a clear agricultural character or use, such as farm buildings, have been excluded from the boundary.
- Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development (for example, Hammond Park). If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

# Newton Longville Neighbourhood Plan



Map D: Settlement Boundary

### **Policy NL2: Development within the Settlement Boundary**

- 6.10. This policy is specific to that part of the village that lies within the Settlement Boundary. It is complementary to Policy NL1 which defines the Settlement Boundary.
- 6.11. 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.
- 6.12. The provision of new hedges, trees and gardens should be consistent with the character of the village in general and in particular features in the immediate vicinity. Planting needs to be of local provenance.
- 6.13. New development shall protect and/or enhance biodiversity and wildlife in the area including through contributing to green infrastructure, connecting with other green spaces and open countryside (Policy NL12).
- 6.14. The purpose of this policy is to conserve the character of Newton Longville within the settlement boundary and to protect and enhance environmental assets.

#### **Policy NL2: Development within the Settlement Boundary**

Proposals for small-scale development, including re-use of brownfield land and alterations to existing buildings within the Settlement Boundary, will be supported provided:

- A. Their scale, density, height, massing, layout, and materials reflect the character and scale of the surrounding buildings and distinctive local landscape features and are in keeping with the character of the village.
- B. They retain any existing natural boundaries and landscape features.
- C. Wherever feasible and appropriate, landscaping should include the planting of trees and hedges.
- D. For new buildings, front and/or rear gardens should be provided where this would be consistent with adjoining and nearby properties.
- E. They respond positively to environmental assets such as landscape, biodiversity, watercourses, open space, or other green infrastructure. Where practicable, new buildings bordering open spaces should incorporate integrated swift and bat boxes.
- F. They take full account of the historic environment and heritage assets in the area.
- G. They can be accommodated within existing infrastructure and/or will contribute to necessary improvements where appropriate.
- H. They are designed and arranged to respect the amenities of adjoining residential properties.

### Our Village Housing



*Dagnall House, viewed from Buckingham Road, Bletchley - Up to six dwellings on the developable area of 0.41 Ha (outline planning approval 19/02126/AOP granted 2nd October 2020).*



*A section of the Cobb Hall Road development site, at the point it crosses Public Right of Way NLO/11 - A scheme proposing up to 15 dwellings has been proposed on a developable area of 0.53 Ha.*

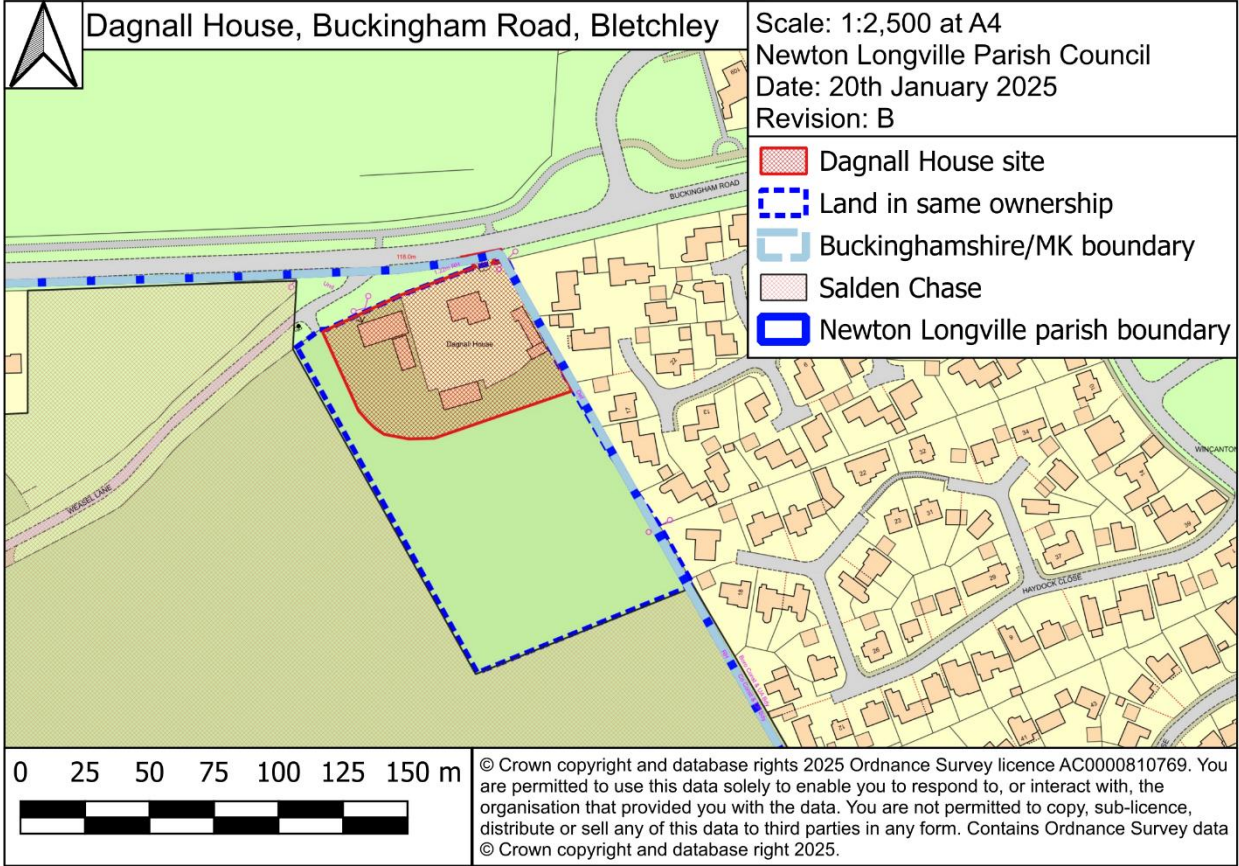
### Policy NL3: Housing Site Allocations

- 6.15. The village needs to ensure the housing needs of its residents and future residents are met, particularly with regard to affordable housing and provision for the elderly (VALP H6a, H6b, H6c).
- 6.16. The VALP set housing allocations within the former Aylesbury Vale district. In considering this policy the conclusions of the VALP have been taken into account where Newton Longville has been categorised as a “medium village”<sup>11</sup>. The Local Plan sets the housing allocation and commitments for 2013 to 2033 for Newton Longville at 52 dwellings, including development already completed.
- 6.17. This policy defines how Newton Longville will meet its total allocation of 52. It is also recognised that there will be a significant increase of 1,855 mixed tenure dwellings in the parish with the Salden Chase development (VALP D-NLV001). The Buckinghamshire Council Housing Land Supply position statement (September 2023, updated 8 January 2024)<sup>12</sup> estimates 50 completions at Salden Chase in 2024/25, with 1,600 completed by 2033, building at a rate of 150 rising to 200 pa. It is likely the site will need to be allocated again in the new Buckinghamshire Local Plan.
- 6.18. Policy NL3 allocates two sites for residential development. The allocations have been considered in the Site Options and Assessment Report (2022) and the Environmental Report (2024). There is planning history for both the sites. Nevertheless, the policy will help to advise new planning applications or proposals to vary existing permissions. With the two sites in this policy, the VALP target of 52 has been exceeded through small infill developments completed within the parish since 2013.
- 6.19. VALP Policy D-NLV005<sup>13</sup> allocated a site at Whaddon Road for 17 dwellings.

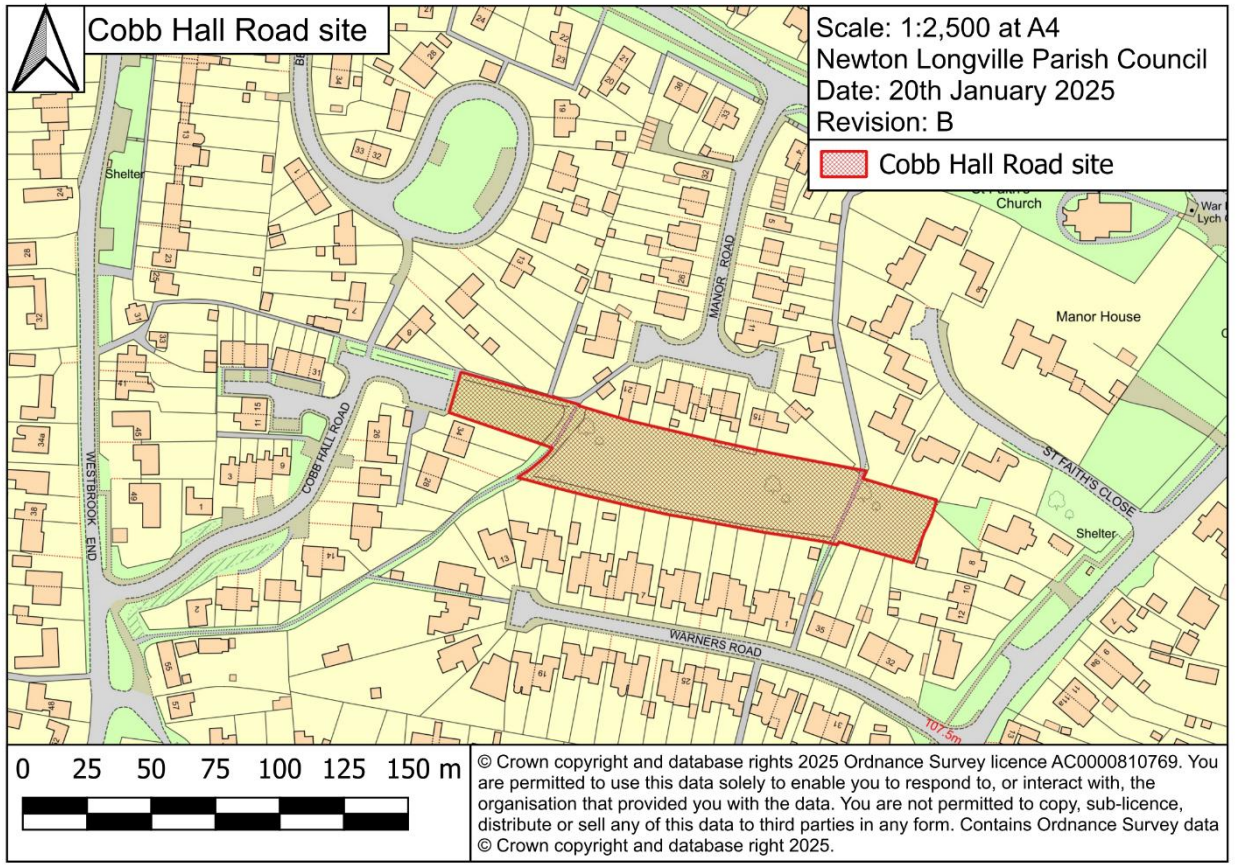
<sup>11</sup> See paragraphs 3.19 and 3.20 and Table 2 “Settlement Hierarchy” (pages 37 to 42) and page 153

<sup>12</sup> <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/planning-reporting/>

<sup>13</sup> See VALP Policy D-NLV005 page 153.



*Map E: Dagnall House site, Buckingham Road, Bletchley*



*Map F: Cobb Hall Road site (Land between Cobb Hall Road and Drayton Road)*

### Policy NL3: Housing Site Allocations

The Plan allocates two sites for residential development, at Dagnall House, Buckingham Road, Bletchley and Land between Cobb Hall Road and Drayton Road (as shown on Map E and Map F respectively and on the Policies Map). Proposals will be supported where they accord with the following site-specific requirements:

- A. Dagnall House, Buckingham Road, Bletchley:
- proposals should consist of up to six dwellings on the developable area of 0.41 Ha (as shown in the outline planning approval 19/02126/AOP); and
  - the design of new buildings on this site should be proportionate in scale to the surrounding residential area and reflect its character in terms of layout, detailed design, and materials.
- B Land between Cobb Hall Road and Drayton Road:
- proposals should consist of up to 15 dwellings on a developable area of 0.53 Ha. (as shown in the undetermined application for outline consent 15/02242/AOP);
  - 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; and
  - proposals should sensitively maintain the public rights of way NLO/11, NLO/12 and NLO/14

Note for Policy NL3 (A) - Planning approval for the construction of six dwellings was given for the Dagnall House site in 2020 (19/02126/AOP) but there has since been a further application (22/03770/AOP) to increase that number to 34 homes. Buckinghamshire Council has now resolved to approve this proposal subject to the conclusion of a planning obligation. This development was shown as NLV023 as a commitment within the Vale of Aylesbury Local Plan.

Note for Policy NL3 (B) - Despite significant opposition from residents and the Parish Council, outline planning permission was given for 15 dwellings on the Cobb Hall Road site in 2007 (07/00347/AOP) and the time limited was extended in 2012 (11/01767/AOP). A further application for a time extension (15/02242/AOP) was submitted in 2015 but as of January 2025 it has still to be determined. Revised plans and other documents have recently been submitted. This development was shown as NLV004 as a commitment within the Vale of Aylesbury Local Plan.

**Policy NL4: Housing Mix**

6.20. There are 845 dwellings in the Parish. The table below compares these by number of bedrooms with the most recent analysis of the mix of housing types VALP has as the target for up to 2033. The data shows that housing in Newton Longville differs from the VALP house size target with a significant excess of properties with 4 or more bedrooms (34.9% v 24%) and a shortfall in 2-bed homes (15.7% v 22%). This imbalance has been exacerbated by the most recent completed development of which only had 3, 4 and 5 bedroom dwellings.

<b>Total number of existing dwellings by number of bedrooms compared with the VALP target % mix</b>					
	1	2	3	4+	Total
<b>Newton Longville</b>	35 (4.1%)	133 (15.7%)	382 (45.2%)	295 (34.9%)	845
<b>VALP target</b>	5%	22%	49%	24%	-

*Table A: Comparison of Housing Stock with VALP New Homes Target Mix*

(Sources: Data from Census 2011, Census 2021 and recorded housing completions to January 2024. VALP target from Buckinghamshire HEDNA Addendum, 2016, ORS.)

- 6.21. In recent years development (including infill) that has taken place within what is now the Settlement Boundary, has tended to be of larger homes. Without a policy to intervene in shaping the mix of the allocated sites or infill schemes, the market will continue this trend. Hence, whilst the policy does not require all new homes to be of this target type, it will help to offset this imbalance and assist to build a more sustainable, varied housing stock over the plan period. This should include single-storey buildings.
- 6.22. The purpose of this policy is to ensure that the right type of housing, for sites other than for strategic developments, is available with a balance between the needs of all sections of the community. In particular there is a need to encourage young people to settle in the village and provide suitable housing for older residents, giving them the option to downsize while remaining in the area, surrounded by family and friends. The policy is intended to give local effect to VALP Policy H6a<sup>14</sup> on housing mix (including affordable housing) by giving an emphasis to the types of new homes that will help rebalance the current mix of homes to ensure a sustainable community. Policy NL4 sets out the Plan’s expectations for housing mix. It does not apply to strategic allocations in the Vale of Aylesbury Local Plan which have their own requirements on housing mix (and other matters). The policy refers to the practicability and the commercial viability of the proposed housing mix. This acknowledges that sites will have differing constraints and that the policy requirements may not always be viable. Should these circumstances arise, developers should provide proportionate information with planning applications to demonstrate any such matters.

<sup>14</sup> [https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury\\_local\\_plan\\_L46JWaT.pdf](https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf)

### **Policy NL4: Housing Site Mix**

Wherever practicable and commercially-viable, housing developments should deliver a mix of houses as follows:

- for schemes of five or fewer dwellings incorporate dwellings primarily with 1, 2 and 3 bedrooms; and
- for schemes of six or more dwellings, two-thirds of the total number of dwellings should have fewer than 4 bedrooms.

### **Policy NL5: Areas of Separation to Prevent Further Coalescence (POLICY REMOVED)**

- 6.23. This policy in the emerging version of the plan referred to Areas of Separation to Prevent Further Coalescence. It has been removed as a Neighbourhood Plan policy at the recommendation of the Independent Examiner who stated that *“I am satisfied that there is sufficient detail in the policies in the VALP to prevent the type of development about which the community is concerned ... I recommend the deletion of the policy, the supporting text, and Map G”*.

[This entry retained in the final plan to ensure consistency in the numbering for policies NL6 - NL17, enabling easier reference should it be necessary to refer back to previous versions of the plan and feedback received.]



*New build with roof solar panels*

### **Policy NL6: Climate Change - Energy efficient buildings**

- 6.24. The Climate Change Act 2008 is the basis for the UK's approach to tackling and responding to climate change. It requires that emissions of carbon dioxide and other greenhouse gases are reduced and that climate change risks are prepared for. The Act also establishes the framework to deliver on these requirements and commits the UK government by law to reducing greenhouse gas emissions to 'net zero' by 2050.
- 6.25. All developments are encouraged to be 'zero carbon ready by design' to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing, and landscaping (NPPF Section 14).
- 6.26. The purpose of this policy is 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<sup>15</sup>.

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<sup>15</sup> <https://www.buckinghamshire.gov.uk/environment/climate-change-and-sustainability/view-the-climate-change-and-air-quality-strategy/>

### **Policy NL6: Climate Change – Energy efficient buildings**

- A. Wherever practicable, the design and configuration of new development should aim to meet a high level of sustainable design and construction. In addition, new development should be optimised for energy efficiency, targeting zero carbon emissions in accordance with Section 14 of the NPPF. This includes:
- Siting and orientation to optimise passive solar gain.
  - The use of high quality, thermally efficient building materials.
  - Installation of energy efficiency measures such as loft and wall insulation and thermally efficient glazing.
  - Non-residential developments other than agricultural buildings such as barns or workshops should aim to meet the Buildings Research Establishment BREEAM building standard 'Excellent'.
  - Any new development should incorporate on-site energy generation from renewable sources such as solar panels.
  - The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organizations.
  - Alterations to existing buildings should be designed with energy reduction in mind and comply with sustainable design and construction standards.

### Our Village Heritage

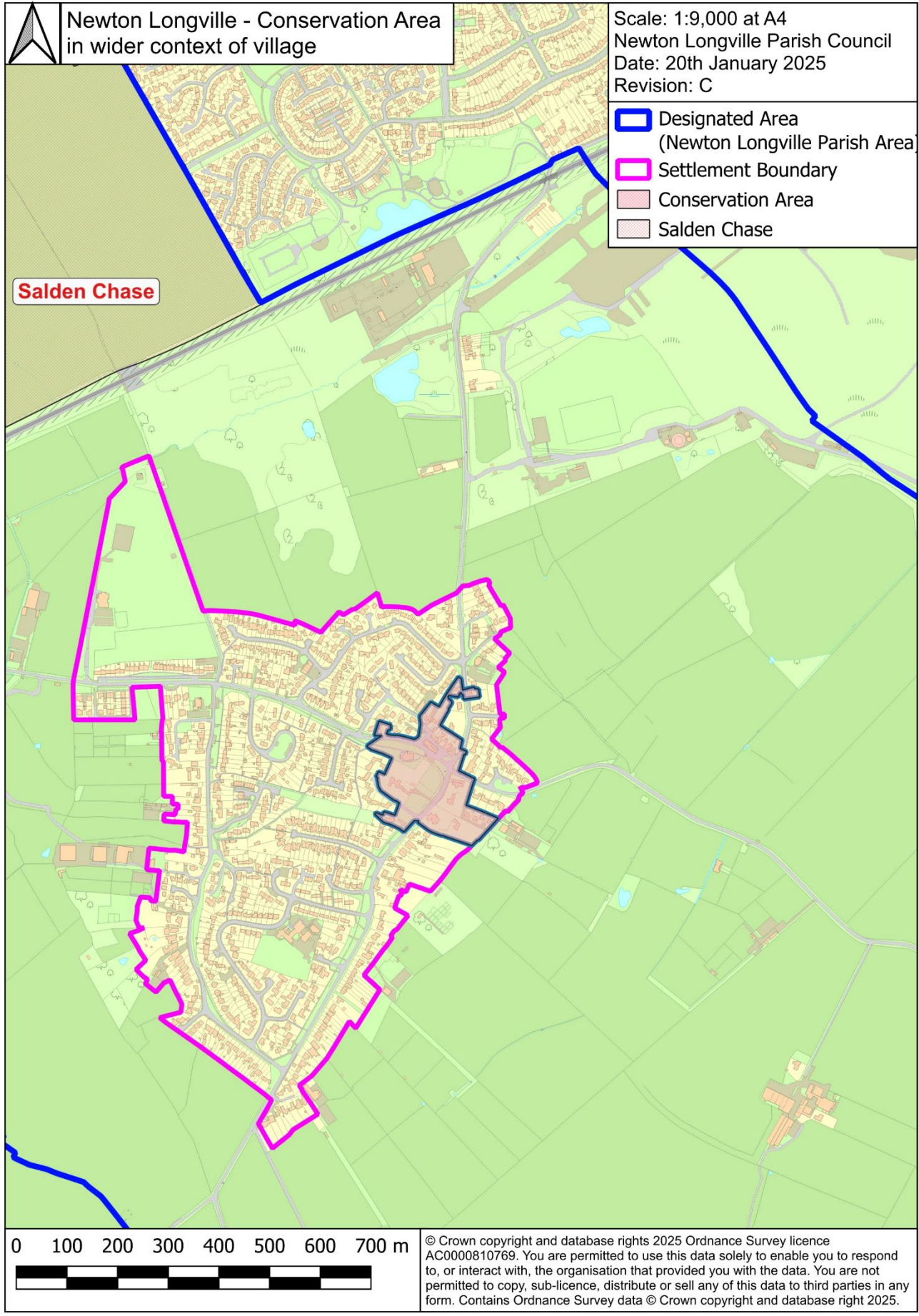


*Grade I Listed St Faith Church which is located in the centre of the Conservation Area*

- 6.27. While Newton Longville would not be considered a tourist destination, the area does have a rich and interesting history. This heritage contributes to the character of the village as it is today and it is crucial to ensure it is protected for the benefit of future residents and visitors.
- 6.28. The policies below cover different aspects of our village's heritage and are intended to complement those in NPPF and VALP by providing locally specific requirements.

### Policy NL7: The Conservation Area

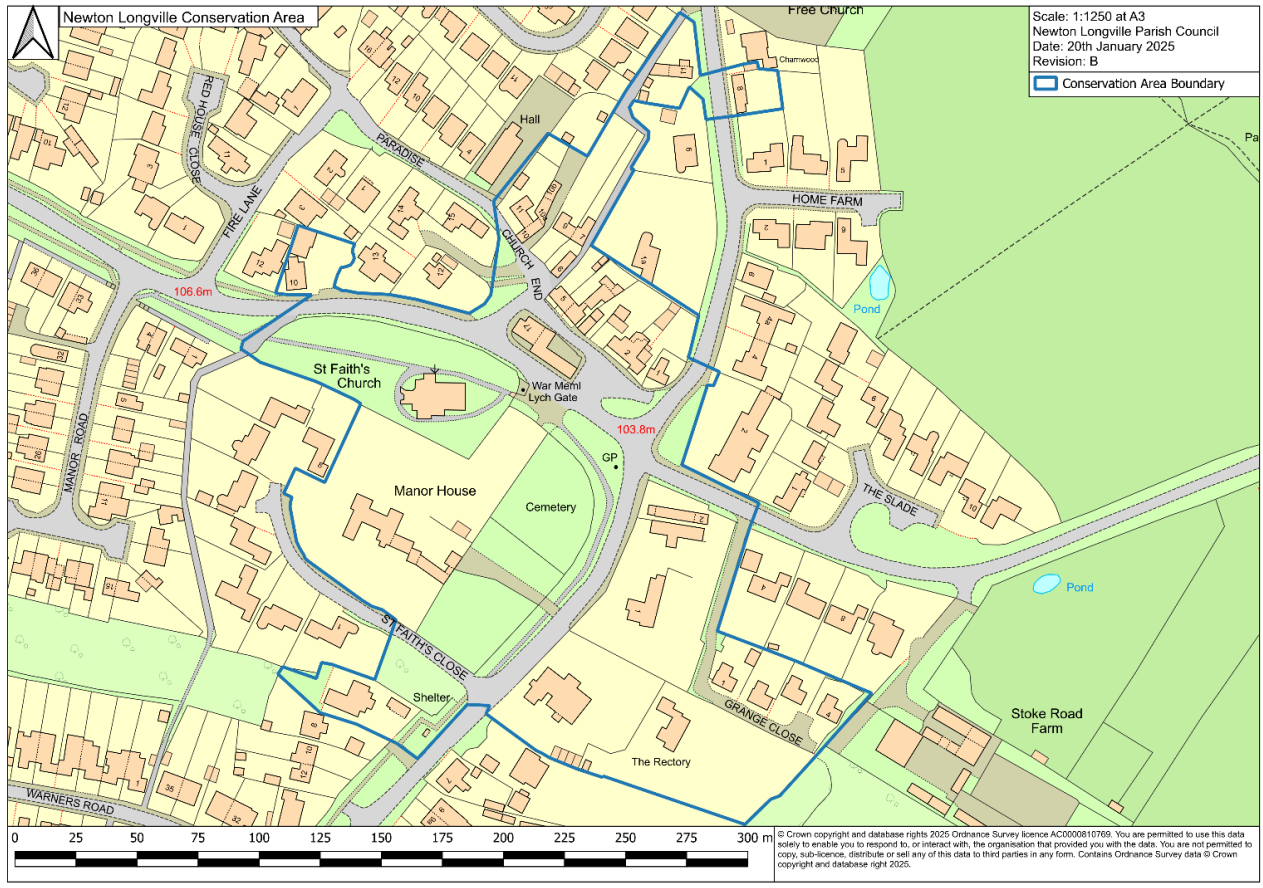
- 6.29. The Newton Longville Conservation Area straddles Bletchley Road, Drayton Road, Stoke Road and Whaddon Road. It includes key historic buildings, notably, St Faith's Church, the Manor House, the Old Rectory and St Anne's Grange as well as clusters of historic development around Church End and the village green. These features are shown on Map I and Map J.
- 6.30. The purpose of this policy is to ensure the protection of the Conservation Area whilst looking for opportunities to enhance its features and setting.
- 6.31. The policy refines VALP Policies BE1 and BE2 on design in Conservation Areas by setting out a design strategy for the Parish in line with the approach recommended in the National Design Guide. The evidence is drawn from the Newton Longville Conservation Area Review by AVDC in 2006 following the designation of the Conservation Area in 1991.
- 6.32. The policy is not prescriptive in expecting specific architectural styles. Rather, it identifies those essential features of the historic village, designated a Conservation Area. It requires applicants to demonstrate they have acknowledged how the policy affects their proposal and that they both understood the significance of those features and have positively responded to them in their design proposals. This does not preclude modern design solutions. However, it will discourage the type of pattern book, 'estate' development schemes of larger house builders.
- 6.33. The Conservation Area Character Appraisal (produced by the former Aylesbury Vale District Council in 2006) identifies a series of views within the Conservation Area. Where appropriate, development proposals should seek to safeguard the identified views in this document given that they are an important part of the character and appearance of the conservation area.



*Map G: Conservation Area – in the wider context of the village*



The Grade II listed Flat, the Old Parsonage and the Old Rectory, Drayton Road



Map H: Conservation Area Boundary

**Policy NL7: The Conservation Area**

Development proposals in the Conservation Area or in its setting must preserve or enhance its special character and appearance and demonstrate that they have had full regard to its character and appearance.



*Listed Building at 21 Drayton Road*

### **Policy NL8: Listed Buildings**

- 6.34. Within the parish of Newton Longville we have 23 listed buildings and other architectural features ranging from the Grade I listed St Faiths Church to the Grade II listed War Memorial. These are historically important village features as recognised by their designation<sup>16</sup>. They also represent amenity assets for residents and visitors.
- 6.35. Appendix 1 details the Listed Buildings within the plan area. These are shown on Map I and the Policies Map.

#### **Policy NL8: Listed Buildings**

- A. Development proposals should preserve or enhance the significance of heritage assets and their settings including listed buildings.
- B. Development proposals affecting a listed building, including its setting should provide a detailed (VALP policy BE1-compliant) heritage assessment showing how a heritage asset will be preserved or enhanced.

<sup>16</sup> Historic England: <https://historicengland.org.uk/listing/the-list/> and Listed Buildings Identification & Extent <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>



Map I: Listed Buildings



*Brickworks cottages, 108-120 Bletchley Road*

### **Policy NL9: Non-Designated Heritage Assets - Buildings**

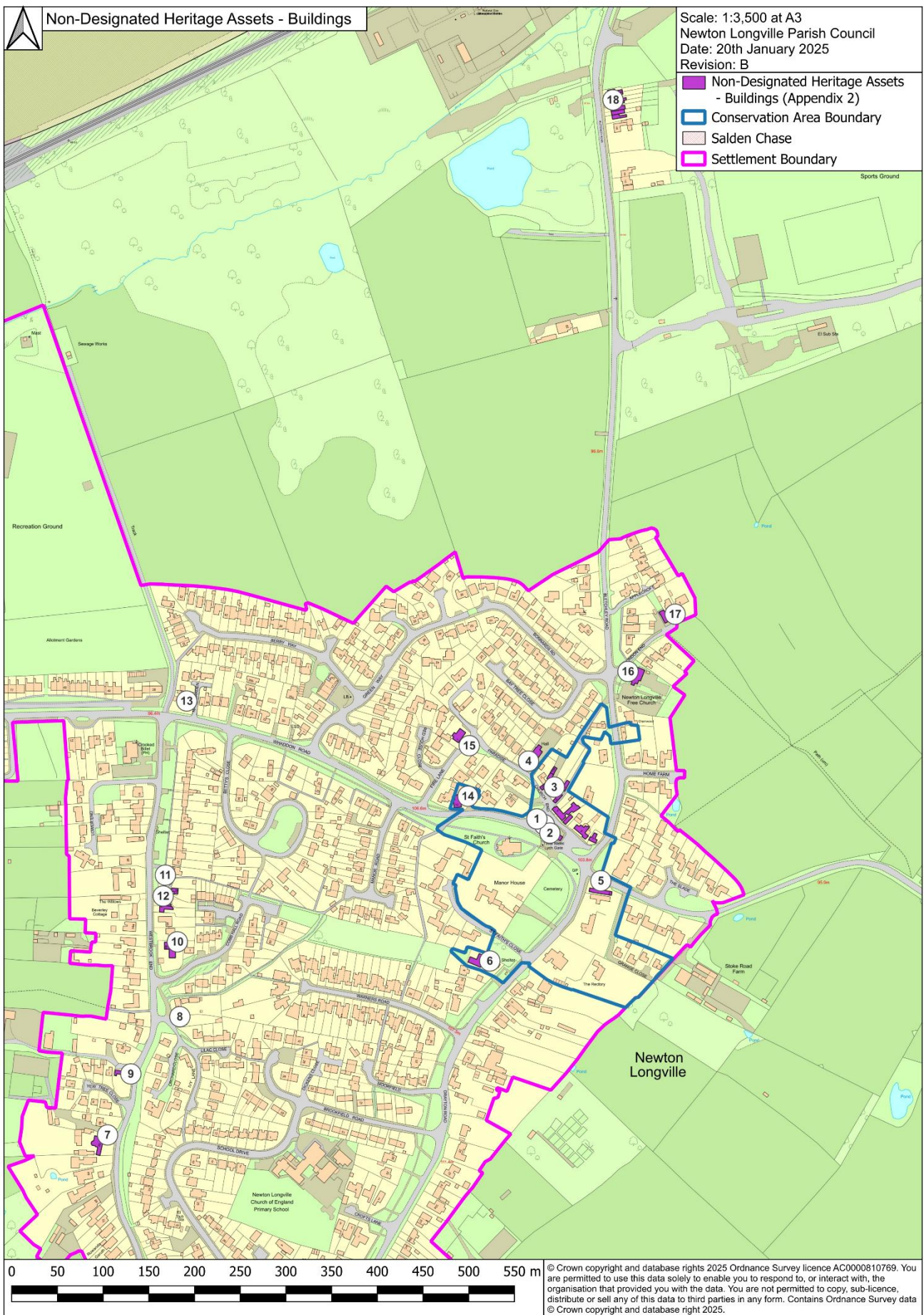
- 6.36. In addition to the Conservation Area and Listed Buildings there are a number of other properties of historical importance and interest (some of which may in the future be given designation by Historic England). Those referred to here are Non-Designated Heritage Assets<sup>17</sup>.
- 6.37. The criteria for identification as a non-designated heritage asset and inclusion on the list of such assets is:
- The building is not already covered by a Historic England listing although it may be within the conservation area.
  - The building must be of particular historical or architectural value as defined in Historic England Advice Note 7 (2<sup>nd</sup> Edition).
- 6.38. While not giving the same degree of official protection as applies to the Conservation Area and those buildings that are listed, this policy is intended to ensure that future development takes into account that these are important assets.

#### **Policy NL9: Non-Designated Heritage Assets - Buildings**

- All development proposals affecting non-designated heritage assets identified on Map J and Appendix 2, or those identified during the course of a planning application will be required to take into account the character, context and setting of the assets.
- Development should be designed taking account of local styles, materials and detail. The effect of an application on the significance of an identified non-designated heritage asset should be taken into account in its determination.
- In weighing applications that directly or indirectly affect a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

<sup>17</sup> <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/heag264-neighbourhood-planning-and-historic-environment-2nded/> and <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

# Newton Longville Neighbourhood Plan



Map J: Non-Designated Heritage Assets - Buildings

### Policy NL10: Other Heritage Assets - Archaeology

- 6.39. Heritage assets within the Newton Longville parish boundary are not restricted to the village's Conservation Area, Listed Buildings and other buildings of interest classified as Non-Designated Heritage Assets. There are also other important and interesting archaeological features (also Non-Designated Heritage Assets NPPF paragraph 209) which range from finds from Roman settlement in the area through to a number of fields which have been identified as ridge and furrow in character. ("Ridge and furrow earthworks and cropmarks are remnants of former field systems that are often medieval in origin although they have continued to evolve and become modified over time." - Historic England).
- 6.40. The known sites referred to in this policy have been identified in various studies in recent decades, some linked to previous regional and local development proposals. The Buckinghamshire Council Heritage Portal<sup>18</sup> provides an interactive map which may be used to show the many heritage assets within the parish boundary (developers and applicants should consult with the Historic Environment Record in accordance with NPPF paragraph 200).
- 6.41. The purpose of this policy is to protect these historical features by ensuring that their heritage importance is fully considered where development in a particular location is proposed.
- 6.42. A decision by the Buckinghamshire Council Archaeological Service that requires a detailed (VALP policy BE1 compliant) heritage assessment will be supported. Heritage statements for archaeology should include an assessment of the nature, extent and significance of the heritage asset, with as much detail as possible about the nature and extent of ground disturbance proposed as part of the development, and the impact this will have on the heritage asset/archaeological remains.

#### Policy NL10: Other Heritage Assets - Archaeology

All development proposals which include, or have the potential to include, heritage assets with archaeological interest should take into account the character, context and setting of the assets. The effect of an application on the significance of an identified local heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect a local heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset concerned.

<sup>18</sup> <https://heritageportal.buckinghamshire.gov.uk/map> (not licensed for commercial use)

### Our Transport and Parking

#### Policy NL11: Transport and Parking

- 6.43. This policy refines VALP policies T4 - T6 on various traffic, walking and cycling matters. Those policies are by necessity generic in their application across the former District. The requirements of this policy reflect the high profile of traffic and transport issues in the village.
- 6.44. Currently, residents in and around the village have very limited access to public transport with:
- One bus service (the Z&S contract service No 50 which links Great Horwood and Milton Keynes) running 6 days a week on a two-hourly frequency over a limited time period, not suitable for getting people to/from work.
  - Another bus service (Star Travel No 154 linking Aylesbury to Newton Longville) which operates with one pick up/drop-off each way on Fridays.
  - The nearest railway service operates from Bletchley railway station 3 miles from the village centre (West Coast Mainline and in the future East West Rail).
  - Newton Longville sees both local and long distance traffic using the four main roads into and out of the village; Bletchley Road, Drayton Road, Stoke Road & Whaddon Road. There is also use of Westbrook End to avoid congestion at the staggered crossroads, particularly during the peak periods. The strategic developments at Salden Chase (VALP D-NLV001) and Shenley Park (VALP D-WHA001) in Whaddon Parish with a total of over 3,000 new dwellings will inevitably generate additional traffic through the village.
- 6.45. It is noted that Buckinghamshire Council has a Bus Service Improvement Plan (BSIP)<sup>19</sup> with the intention of establishing buses as a key mode of travel in Buckinghamshire providing connectivity and accessibility to all with safe, reliable, and regular services. The BSIP has four aims which include more frequent and reliable services and improvements to planning/integration with other modes. To achieve this, Buckinghamshire Council has made a commitment to enter into an Enhanced Partnership with local bus operators and through this partnership we will aim to deliver bus service improvements in Buckinghamshire.
- 6.46. The emerging Buckinghamshire Local Cycling & Walking Infrastructure Plan (LCWIP)<sup>20</sup>, is in development. It envisages the development of a countywide network for Buckinghamshire, focussing on links through and between villages and towns.
- 6.47. The village has particular residential parking issues where homes have been built in the past with limited or no off-road parking, sometimes in narrow streets, so vehicles are parked on the public road due to lack of space. There is also an issue with cars being parked partially on pavements and verges, causing problems for pedestrians including families and those with mobility issues.

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<sup>19</sup> [https://buckinghamshire.gov-uk.s3.amazonaws.com/documents/Bus\\_Service\\_Improvement\\_Plan\\_dAQhGbV.pdf](https://buckinghamshire.gov-uk.s3.amazonaws.com/documents/Bus_Service_Improvement_Plan_dAQhGbV.pdf)

<sup>20</sup> <https://www.buckinghamshire.gov.uk/parking-roads-and-transport/walking-cycling-and-wheeling/plans-to-improve-walking-cycling-and-wheeling/local-cycling-and-walking-infrastructure-plans/>

### **Policy NL11: Transport and Parking**

- A. Wherever practicable, development proposals should promote sustainable forms of transport, including measures to promote walking, cycling and the use of public transport.
- B. Where necessary, development proposals should incorporate mitigation measures to address the impacts of their traffic generation. Such mitigation measures could include the requirement for improved facilities for pedestrians, cyclists, and public transport in the area.
- C. Where a transport statement or assessment is required, development proposals should evaluate the effects of additional traffic movements generated by the development on the core local road network comprising Whaddon Road, Stoke Road, Bletchley Road, and Drayton Road within the Settlement Boundary.
- D. Development proposals that would generate an increased need for parking should provide adequate and suitable off-street parking. In the case of residential development, a minimum of two parking spaces are required for units with 1 - 3 bedrooms, and a minimum of three parking spaces will be required for units with 4 or more bedrooms, unless it can be satisfactorily demonstrated that an alternative provision would be appropriate on a specific site by local circumstances or through a parking survey.
- E. Development proposals which incorporate tandem parking will not be supported, unless those parking spaces are in addition to the minimum requirement for the number of spaces and size of those spaces.
- F. Insofar as planning permission is required, proposals to create new parking spaces at the front of residential properties will be supported where they respond positively to the character and appearance to the immediate locality and can be safely accommodated in the local highways network.
- G. Proposals for new commercial premises or community facilities, or extensions to such facilities should demonstrate the adequacy of their off-street car parking spaces.

### Our Natural Environment



*Public Right of Way NLO/1 looking towards St Faith Church, Bletchley Road and Home Farm*

#### **Policy NL12: Green Infrastructure Network**

- 6.48. Green infrastructure is defined as a “network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity (Ministry of Housing, Communities and Local Government, 2021)”. Green and blue infrastructure (GBI) covers a range of natural assets and can include public open space, country parks, playing fields, allotments, woodlands, trees and hedgerows as well as rivers, lakes and ponds. It plays an important role in helping to halt biodiversity loss, aiding nature recovery, building resilience to climate change, promoting healthy, resilient and safe communities as well as reinforcing the local character of areas and places.
- 6.49. 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. There are numerous watercourses, including streams and land drainage channels which are also of ecological value. Policy NL12 addresses the Green Infrastructure network at a high level. Policy NL13 specifically addresses Public Rights of Way and Policy NL14 designates Local Green Spaces. These two elements of the Network are shown on Map K, Map L and Map M Map M of the Plan respectively.
- 6.50. The Salden Chase development (VALP Policy D-NLV001) will see a significant increase in the number and range of green infrastructure assets within the parish.
- 6.51. The green infrastructure assets 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.

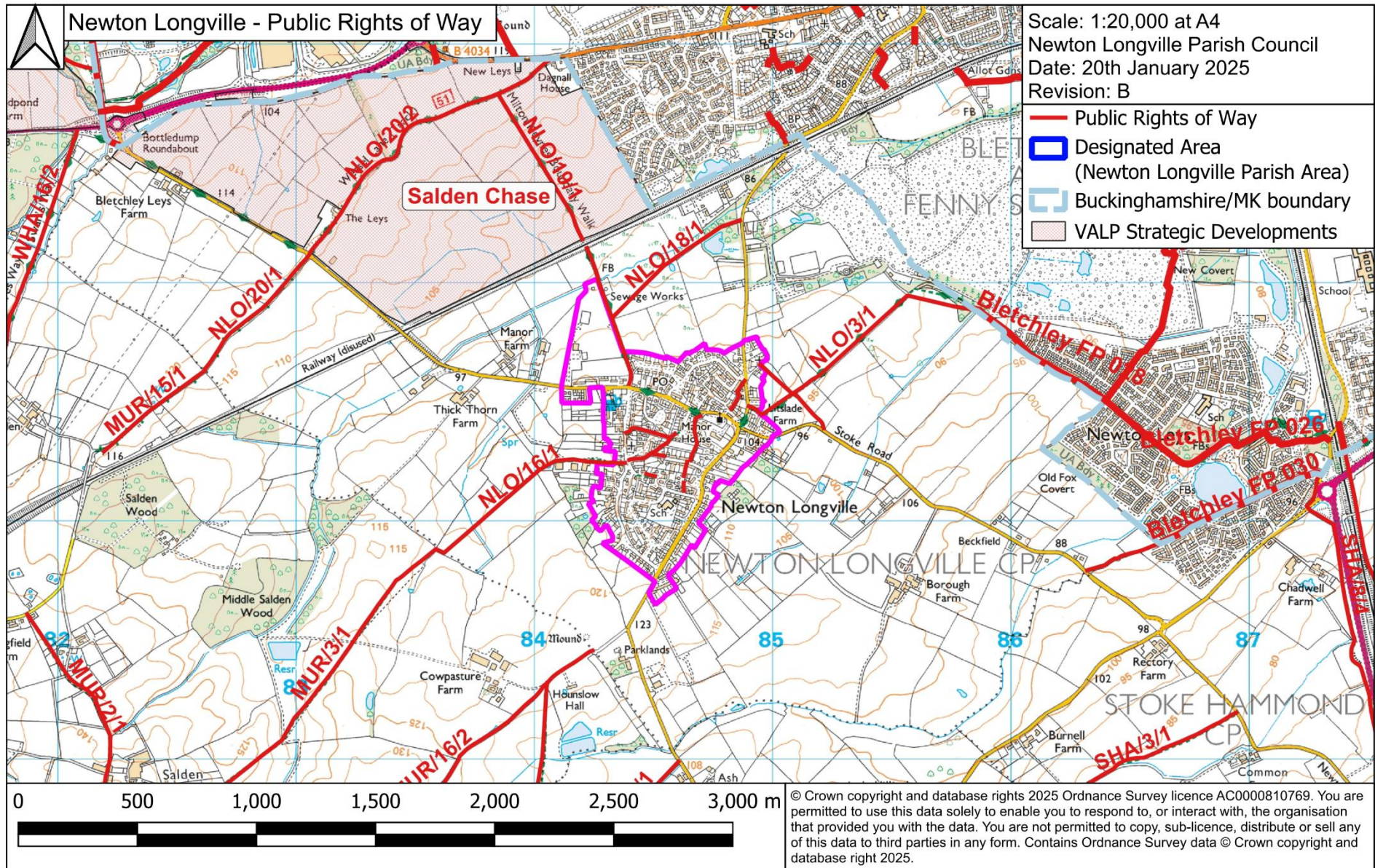
- 6.52. It is important to note that the parish of Newton Longville is the reported habitat for numerous Notable Species (species with European and/or UK Legal Protection, Section 41 [NERC] Species or UK BAP Priority Species). A Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC) filtered search (Newton Longville parish and sightings only from 2000 onwards) produces a list which includes 2 Amphibian (including the Great Crested Newt), 35 Bird (including Kestrel, Red Kite and Sparrowhawk), 4 Butterfly, 1 Conifer, 1 Dragonfly, 38 Moth, 2 Reptile and 9 Terrestrial Mammal (including Badger, Hedgehog, Otter, Pipistrelle and Soprano Pipistrelle) Notable Species groups. Although the habitat reports are generally for accessible areas, the BMERC map shows that there are Notable Species across Newton Longville parish, emphasising the importance of the green infrastructure in this area of north Buckinghamshire, adjacent to the city of Milton Keynes.
- 6.53. Biodiversity Net Gain (BNG) is a concept proposed in the Governments 25 Year Environment Plan and mandated as a condition of planning permission in the 2021 Environment Act. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. It is really important that this principle is adopted to mitigate the impact of losing biodiversity value of undeveloped land to development.
- 6.54. The policy supports VALP Policy I1 on Green Infrastructure by defining a network of green infrastructure assets in the Parish as a means of increasing connection to the countryside and of improving local biodiversity through connecting habitats. It also promotes the Green Infrastructure Strategies that cover Aylesbury Vale at varying levels. This policy also supports VALP Policy NE2 on River and Stream Corridors, which requires that development proposals must not have an adverse impact on the functions and setting of any watercourse and its associated corridor.
- 6.55. The policy requires that all development proposals that lie within or adjoining the network should consider how they may improve connectivity, or at the very least not undermine its integrity of connecting spaces and habitats. This may mean that scheme layouts, access points, landscape schemes and amenity spaces are designed to contribute to the effectiveness of the network where possible and without undermining other planning policy objectives. In some cases, proposals will enable the creation of new green infrastructure assets that extend the benefits of the network. They will be supported provided they are appropriate in other respects.

### **Policy NL12: Green Infrastructure Network**

Development proposals that are within or which adjoin the green infrastructure should have full regard to maintaining and, where practicable improving these assets in the design of their layouts, landscaping schemes and public open space provisions.

Development proposals that will result in the extension of the green infrastructure network will be supported, where they are consistent with all other relevant policies of the development plan. Development proposals that would lead to the loss of land lying within the green infrastructure network and that would undermine its integrity will not be supported.

# Newton Longville Neighbourhood Plan



Map K: Public Rights of Way – Within and around parish

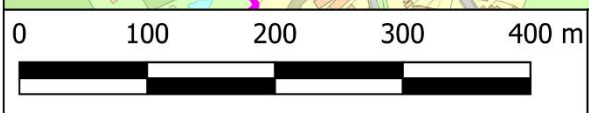
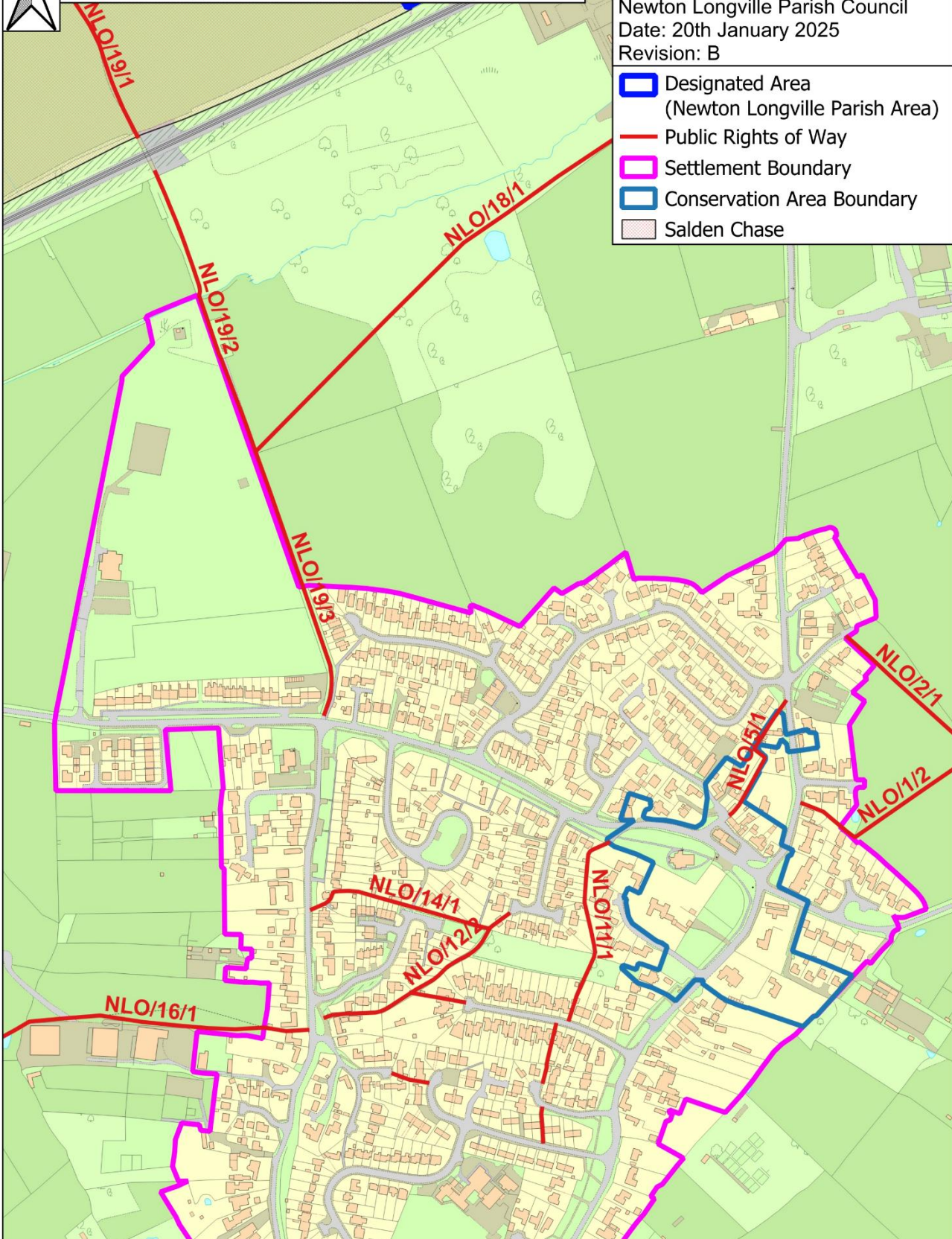
# Newton Longville Neighbourhood Plan



Newton Longville - Public Rights of Way Network

Scale: 1:5,000 at A4  
 Newton Longville Parish Council  
 Date: 20th January 2025  
 Revision: B

- Designated Area (Newton Longville Parish Area)
- Public Rights of Way
- Settlement Boundary
- Conservation Area Boundary
- Salden Chase



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Map L: Public Rights of Way – Within and around Settlement Boundary



*Public Right of Way NLO/19 looking towards the village*

### **Policy NL13: Public Rights of Way**

- 6.56. The parish of Newton Longville has a network of public rights of way which connect both points within the village and run from the village to and from adjoining communities. The network of Public Rights of Way are shown on Map M and Map N above and the Policies Map.
- 6.57. Public rights of way which connect the village to Mursley (PRoW NLO/16), Newton Leys (PRoW NLO/1, 2 and 4) and West Bletchley (PRoW NLO/18 and 19) all run through open countryside and give walkers attractive and interesting views of both the village and surrounding areas as well as providing connectivity.
- 6.58. In addition to the above rights of way we also have Weasel Lane (PRoW NLO/20 and National Cycle Route 51) the bridleway which crosses the parish, linking Bletchley to Winslow. In the near future this will be incorporated into the Salden Chase development and the Design Code indicates that the bridleway with its planting of local provenance will be largely maintained, providing a green corridor of approximately 20 metres width from outside edge to outside edge (currently field to field).
- 6.59. There is also a public right of way which connects the village to Mursley (PRoW MUR/16 which starts on our parish boundary) and Drayton Parslow (PRoW MUR/4) which start within Mursley parish, but are still important to the village of Newton Longville.
- 6.60. It needs to be recognised that as well as providing amenity for walkers the settings for these rights of way are important for local wildlife and the green fields are key to biodiversity in this area (see 6.52). Where development occurs on and around a public footpath, it is critical that a green corridor is provided along which wide-

ranging animals can travel, plants can propagate, genetic interchange can occur, populations can move in response to environmental changes and threatened species can be replenished from other areas. Any new planting should be of local provenance. Part B of Policy NL13 comments about the way in which development proposals should safeguard footpaths in the countryside. It takes a general approach given the different circumstances which could arise in the Plan period. Nevertheless, where practicable, any replacement for the original footpath in the countryside, whether it be along the original route or a diversion, should be a green corridor with a suitable wide margin of at least 20 metres (which would include the width of the appropriate planting on either side).

- 6.61. The purpose of this policy is to ensure that any future development will protect and enhance the rights of way network.

### **Policy NL13: Public Rights Of Way**

- A. New development affecting a right of way should make provision for that right of way as part of the development, or for its diversion on a convenient alternative route. Improvements to the standard of accessibility will be supported.
- B. Development proposals which would impact on a public right of way in the open countryside should acknowledge its wider amenity benefits including providing wellbeing and an important environmental asset. Wherever practicable, the retention or replacement of such footpaths should incorporate a green corridor with an appropriate wide margin to reflect the level of amenity of the footpath concerned.



*Free Church burial grounds*



*Hammond Park is a 16 acre community facility owned by the Parish Council. It includes Longueville Hall, playing fields, allotments, play area, and a multi-use games area, with an area of woodland and community orchard.*

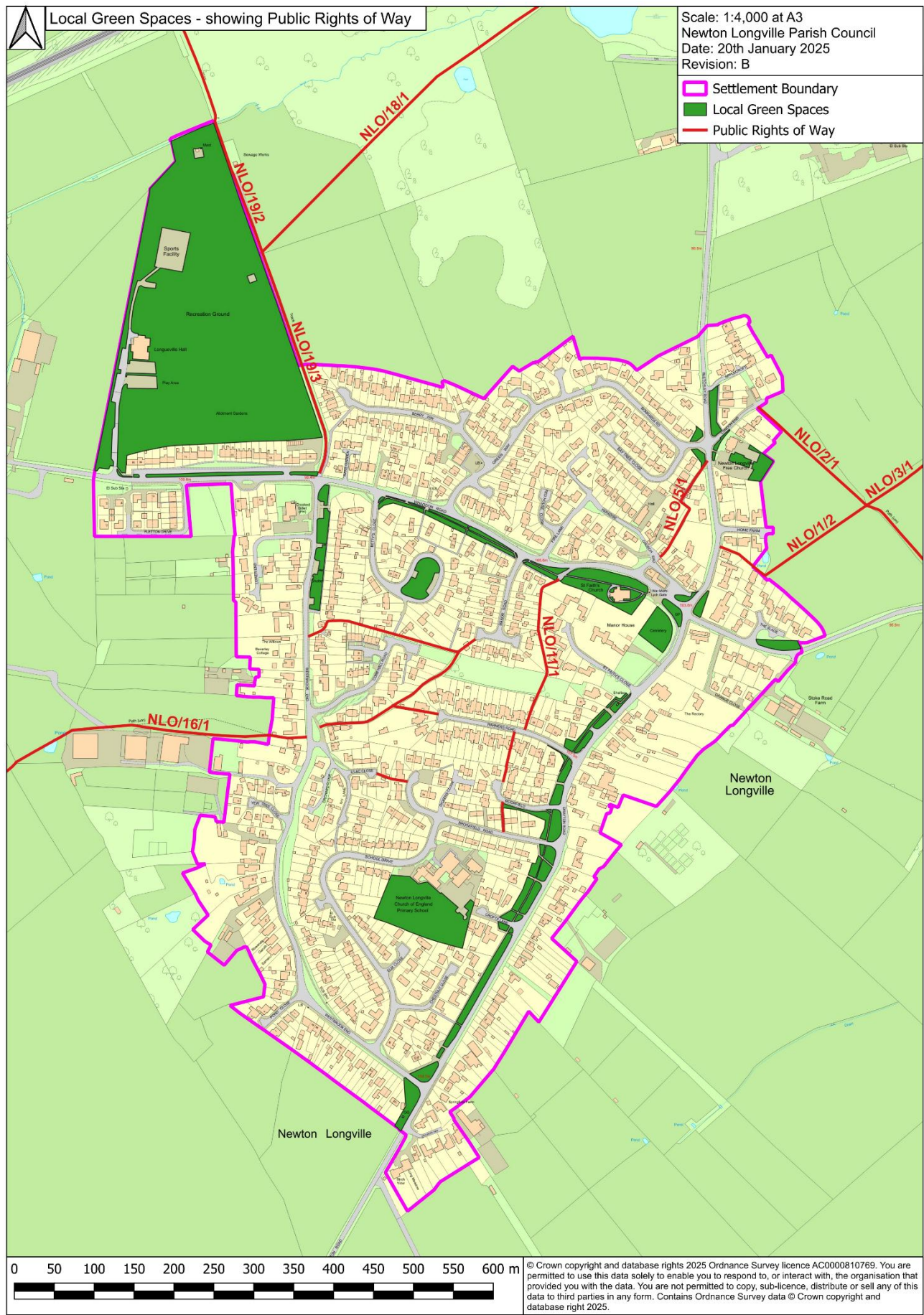
### **Policy NL14: Local Green Spaces**

- 6.62. There are a number of local green spaces within the Settlement Boundary of the village which this policy designates, and they are very important in terms of setting the character of the village (VALP policy NE6 and paragraphs 102 - 107 of the NPPF) and wellbeing.
- 6.63. The designated Local Green Spaces within the Parish fall into two categories, some have a specific purpose (for example Hammond Park and the school playing field) while others are demonstrably special to the local community and hold a particular local significance (for example the wide grass verge alongside Drayton Road). Appendix 4 sets out the assessment of the green spaces and the justification for their designation in line with the criteria set out in the NPPF.
- 6.64. Further local green spaces are intended to be provided within the parish within the Salden Chase development (VALP Policy D-NLV001) and the intention is that where appropriate these are designated in a future review of this plan.
- 6.65. In formulating this policy the deliberations over a recent application (22/04146/ATN, Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets, Land off Drayton Road) were taken into account. In the officer report the point was made that there was no Neighbourhood Plan policy to protect the designated local green space which is the wide grass verge alongside Drayton Road (see Appendix 4, item 4).
- 6.66. The purpose of the policy is to protect Local Green Spaces for the benefit of residents and visitors.

#### **Policy NL14: Local Green Spaces**

- A. The Neighbourhood Plan designates Local Green Spaces, as shown in Appendix 3, Map M and the Policies Map.
- B. Proposals for development within Local Green Space will only be supported in very special circumstances.

# Newton Longville Neighbourhood Plan



Map M: Local Green Spaces – Showing Public Rights of Way



*The Free Church which is utilised as a community space as well as for worship*

### **Policy NL15: Local Community Uses**

- 6.67. Within Newton Longville parish we have a number of community facilities which are available for public use. These provide significant benefits for residents and visitors as meeting places as well as in some cases a place for worship.
- 6.68. While a number of the facilities already have protection due to their status, that is not the case for all and we also are also looking for opportunity to improve the number and range of those available for community use, for example on the Salden Chase development (VALP Policy D-NLV001).
- 6.69. This policy identifies those community meeting places in the Parish that fall within the Use Classes F1 or F2 (VALP Policy I3) and seek to prevent the unnecessary loss of these facilities. The buildings listed in the policy are considered to be essential for the proper functioning of the village for its local community.

#### **Policy NL15: Local Community Uses**

The Plan identifies the following community facilities:

- Longueville Hall, Whaddon Road;
- Newton Longville Village Hall, Paradise;
- The Church of the Saint Faith, Whaddon Road;
- Newton Longville Free Church, Bletchley Road; and
- Newton Longville C of E Primary School, School Drive.

Proposals that would result in the loss of an existing community facility will be determined based on Policy I3 of the Vale of Aylesbury Local Plan (or any successor policy in a development plan which replaces that Plan).

As appropriate to their scale, nature, and location, and where the need directly arises from their occupation, proposals for residential development should contribute to the enhancement of the identified community facilities.



*The Crooked Billet public house on the corner of Westbrook End and Whaddon Road*

### **Policy NL16: Commercial, Business & Service Uses**

- 6.70. There are a number of buildings providing retail services to residents and visitors to the village. While these premises are all independent businesses and as such their future is subject to a number of factors, their existence is an important amenity to the village and as such if any shops were to cease trading then a suitable equivalent use for the building would need to be found.
- 6.71. The purpose of this policy is to protect the existing retail and service premises. This should ensure that the village continues to benefit from a variety of essential services avoiding the need to make unnecessary and environmentally harmful journeys to nearby external alternatives.

#### **Policy NL16: Commercial, Business & Service Uses**

Appendix 4 of the Plan identifies the retail premises and businesses for the purpose of protecting them from unnecessary loss to other uses. These premises are safeguarded for business use.

Development proposals which would result in the loss of premises for Class E business use shall demonstrate that they have been appropriately marketed for at least 12 months at a price commensurate with their use, together with a breakdown of any commercial interest. Alternative uses for the identified premises will be supported where it can be clearly demonstrated that the continuation of the existing commercial use is no longer viable.

## Newton Longville Neighbourhood Plan

- 6.72. This policy identifies those business premises in the Parish that fall within Use Class E (VALP Policies D6 and E2) and seeks to prevent the unnecessary loss of these type of uses. Together with the local community uses, these uses are considered to be essential for the proper functioning of the village. Applicants seeking to change the use to another use will be expected to demonstrate that there is no realistic prospect of a viable change of use within Use Class E.



*Newton Longville village shops off Green Way*

### Our Employment Opportunities

#### Policy NL17: Employment

- 6.73. Whilst there are not a large number of local employment activities apart from agricultural, retail and home based businesses, all within the parish are valuable assets to the community and are encouraged provided they are in accordance with this plan.
- 6.74. A positive approach to farm diversification will be taken provided it is also in accordance with this plan.
- 6.75. New employment development should be sensitively located and not cause additional traffic congestion, but any negative transport and environmental effects of business expansions should be balanced against the benefits from creating opportunities that allow and support sustainable growth of existing and new businesses.

#### Policy NL17: Employment

Development proposals for the expansion of existing businesses and for new rural businesses (that accord with NPPF and strategic policies) will be supported, including the development and diversification of agricultural and land-use businesses, provided that they:

- Do not generate unacceptable noise, fumes, odour that results in disturbance to neighbouring residential properties.
- Respect the environment.
- Do not generate an unacceptable amount of additional traffic, due to site access being along narrow rural roads with no pavement provision for pedestrians.
- provide an appropriate amount of car parking to the most up to date standards applied by Buckinghamshire Council.

### 7. Community Actions

- 7.1. During the course of the creation of this plan the village has identified two aspirations, which are important and have links to the strategic Salden Chase development.
- 7.2. These are not planning policies but are Community Actions for the Parish Council to pursue with other organisations and authorities.

#### Aspiration A: Street Naming

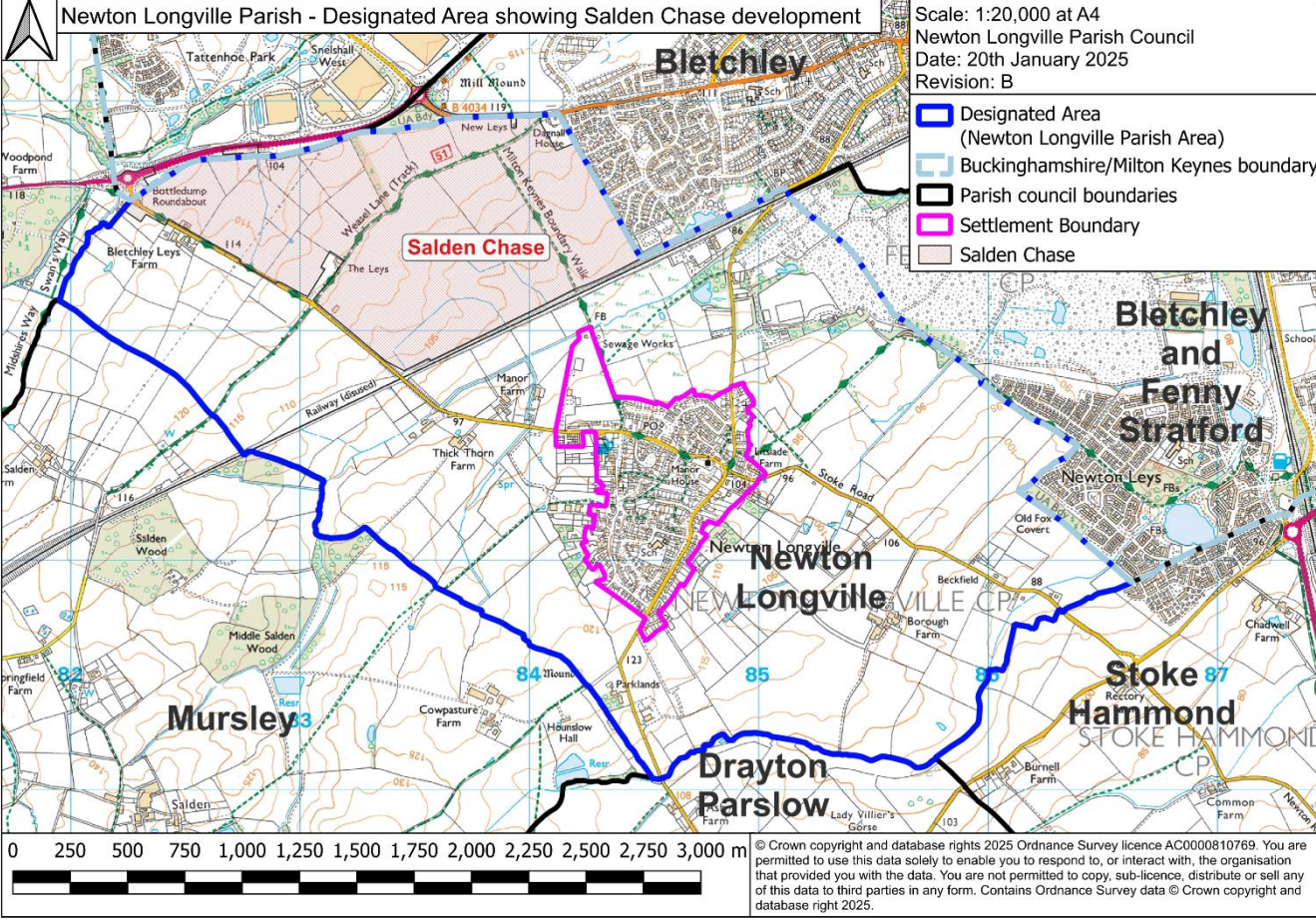


*The Newton Longville War Memorial outside St Faith's Church*

- 7.3. In recent years, the names given to new residential streets within the parish have had a connection to our local history, for example Dickens Close (name of a cobbler who worked at the location), Fletton Drive (reflecting the village brickworks) and Grange Close (built on land formerly part the garden of St Anne's Grange). This is something we believe is important and helps to provide continuity with our past, reinforcing our village identity.
- 7.4. There is to be a large, strategic development within the parish, currently locally known as Salden Chase (VALP Policy D-NLV001). This will result in the need for names for a number of new streets. The purpose of this policy is to set the basis for street naming within the development.

# Newton Longville Neighbourhood Plan

7.5. The Newton Longville War Memorial lists 19 casualties who died in the Great War (17) and the Second World War (2). We also have a Commonwealth War Graves Commission grave from the 1939-45 conflict in the St Faith's Churchyard. In addition the memorial lists a further 67 who served their country in the First World War and returned.



Map N: Parish area showing Salden Chase development boundary

- Aspiration A: Street Naming**
- A. When Buckinghamshire Council and the Parish Council consider the names of the new streets for the Salden Chase development, the starting point will be the names of the fallen from the village in the First and Second World Wars, followed by the names of those listed on the memorial who returned (see lists in Appendix 5).
  - B. When new street names are required for other developments in the parish we will again ensure that those names have a historic connection to the area (for example agriculture and brickworks).

### **Aspiration B: Traffic Reduction and Traffic Calming**

- 7.6. As noted under Policy NL11, Newton Longville sees both local and long distance traffic using the four main roads into and out of the village; Bletchley Road, Drayton Road, Stoke Road & Whaddon Road (which are C/Unclassified). This traffic has increased over the years with the building of the A4146/Stoke Hammond bypass and nearby housing developments in neighbouring Milton Keynes and north Buckinghamshire (Newton Leys). This traffic includes HGVs transiting through the village, using the staggered crossroads which is part of the Conservation Area.
- 7.7. The increase in traffic causes congestion, particularly at the staggered crossroads. There is then an issue with vehicles using Westbrook End as a rat-run between Whaddon Road and Drayton Road, avoiding that junction.
- 7.8. Over the years various options to provide a bypass around the village have been considered, but rejected largely due to the ribbon development and/or infill with housing that would probably be required to fund such a scheme.
- 7.9. There is also an issue with passing vehicles exceeding speed limits, the Speedwatch and MVAS monitoring indicating that vehicles are using the village roads well in excess of the 30mph limit.
- 7.10. Traffic volumes, speeding and other examples of poor driving, along with the condition of some roads within the parish have caused significant concerns to be expressed by residents for some time, including in the most recent Neighbourhood Plan consultations.

#### **Aspiration B: Traffic Reduction and Traffic Calming**

- A. Through collaboration with Buckinghamshire Council, Milton Keynes City Council and adjoining parish councils, consideration to be made for measures which will reduce the volume of traffic. Specific steps to be taken to prevent HGVs (over 7.5 tonnes gross vehicle weight) transiting through the village.
- B. Appropriate traffic calming measures to be taken to bring speeds and other driving behaviours down to acceptable levels.

### 8. Implementation

- 8.1. The Neighbourhood Plan will be primarily implemented by Buckinghamshire Council in its consideration and determination of planning applications for development in the Parish. The Parish Council will continue to be an active consultee providing representative feedback to Buckinghamshire Council during its process of determining planning applications.

### Development Management

- 8.2. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. The Parish Council will use a combination of the Local Plan and this plan to inform and determine its comments on planning applications. It will seek to ensure that the Neighbourhood Plan policies have been taken into proper account by applicants and applied in their decision making.
- 8.3. The Parish Council will also use this plan to inform its discussions with applicants in any pre-application consultations. It will expect applicants to acknowledge which policies are engaged by their draft proposals and to make clear which and how other material considerations may justify any conflict with, or deviation from, the policies. It will ensure that its comments on a pre-application consultation with the applicant are communicated to the Local Planning Authority.

### Local Infrastructure Improvements

- 8.4. Where opportunities arise through Section 106 agreements (or through a future Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities.

### Other Non-Planning Matters

- 8.5. During the process of preparing this plan, there have been contributions to improve or address current problems in the parish that lie outside the scope of the land use planning system. The Parish Council will take these forward through its day-to-day business and in partnership with the local community and relevant parties.

### Monitoring and Review

- 8.6. It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider if:
- Progress is being made to achieve the vision and the objectives of the Plan.
  - Progress is being made towards the implementation of the policies in the Plan.
  - Financial contributions available to the community arising from development is being targeted towards the identified plans and projects.
  - The Plan remains based on the most up to date information.

- The Plan is being taken into account by Buckinghamshire Council when determining planning applications.
- 8.7. The SEA has identified the need for close monitoring of the effects on transport, heritage and landscape, with monitoring of the following potential issues:
- New developments in Newton Longville with less than the recommended parking spaces.
  - Updates to landscape character and conservation area assessments.
  - Development leading to the loss of locally listed buildings.
  - Development on local greenspace.
- 8.8. The Parish Council will monitor external and internal changes which may require a review of the Neighbourhood Plan prior to 2033. This for example might be required by the adoption of the Buckinghamshire Local Plan or changes in national policy. If the Parish Council concludes that a review is required then it will commence at an appropriate time.

## 9. Appendices

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**Appendix 1: Listed Buildings (Policy NL8)**

Policy NL8 refers to Listed Buildings. The table below lists and describes the buildings and other structures with that designation within the Newton Longville Parish.

Map ref.	Historic England list no.	Listed Building name and location	Designation	Abbreviated description from Historic England listing
1	1216499	Church Of St Faith, Whaddon Road	Grade I	Parish church. C12 nave, C14 chancel, N.chapel and aisles, C15 W. tower, N. and S. porches restored 1881...
2	1437711	Newton Longville War Memorial, Whaddon Road	Grade II	WW1 memorial, with later additions for the WW2... The circa 4m high granite memorial takes the form of a tall, slender obelisk, square on plan ...
3	1216352	Manor House and 2 barns attached to south east corner, Whaddon Road	Grade II	House. C16, altered. Red brick, part with diapering in blue headers, moulded stone and brick plinth, stone quoins...
4	1287831	9 Church End	Grade II	House. C17, rebuilt C20. Timber frame with rectangular panels of C20 brick infill. Thatched roof, central brick stack. 1½ storeys, 2 bays. C20 leaded casements ...
5	1287794	Paradise Cottage, 11 Church End	Grade II	Small house. C15, altered. Whitewashed render over timber frame with 3 cruck trusses, 2 incomplete. C20 pantile roof with raised eaves ...
6	1216272	Paradise Farmhouse, 18 Paradise	Grade II	House. C17. Timber frame with some diagonal braces and modern brick infill. 2 centre bays have exterior almost entirely of brick. Half-hipped thatch roof ...
7	1287832	St Annes Grange and short sections of garden walls attached to north east corner and west wing, 1 Drayton Road	Grade II	House. Late C16-C17, altered. Whitewashed roughcast over heavy timber frame with curved wind-braces in roof. Thatched roof, brick chimneys to centre and to east side ...

Appendix 1

Map ref.	Historic England list no.	Listed Building name and location	Designation	Abbreviated description from Historic England listing
8	1216030	Flat - The Old Parsonage - The Old Rectory, Drayton Road	Grade II	3 houses. The Old Vicarage: C18... Linking wing to The Old Rectory has 2 C20 doors in Georgian style door cases. The Old Rectory and flat: dated 1830 ...
9	1287769	Moor End Farmhouse, 13 Drayton Road	Grade II	House. C17. Whitewashed roughcast over timber frame, half-hipped thatched roof, flanking external brick chimneys. 1½ storeys, 3 bays ...
10	1216029	Warners Cottage, 16 Drayton Road	Grade II	Cottage. C17, altered C19. Whitewashed render. Right end wall and central truss are timber framed, front and rear walls mostly rebuilt in brick C19. Thatched roof ...
11	1216031	The Thatched House, Drayton Road	Grade II	House. C17, altered, with C20 cross wing to right. Whitewashed roughcast, over timber frame in 2 left-hand bays. Thatch roof, hipped to left ...
12	1287753	21 Drayton Road	Grade II	House. C17. Irregular whitewashed render over timber frame. Thatched roof, hipped to right, half-hipped to left. Whitewashed brick chimneys ...
13	1216032	September Cottage, 2 Ivy Lane	Grade II	Cottage. C17. Timber frame with whitewashed plaster and brick infill and plinth of whitewashed brick, render and rubble stone. Hipped thatch roof ...
14	1216427	53 Westbrook End	Grade II	House. C17 with C19 single bay extensions at each end. 2 original bays have timber frame with diagonal braces, whitewashed plaster...
15	1287666	Jasmine Cottage, 52 Westbrook End	Grade II	No. 52 (Jasmine Cottage) - - II House. 2 C15-C16 bays to left, altered and extended C17. Timber frame with 3 cruck trusses ...

Map ref.	Historic England list no.	Listed Building name and location	Designation	Abbreviated description from Historic England listing
16	1287692	Ivy Lodge Farmhouse, 46 Westbrook End	Grade II	House. C15-C16, altered C17. Timber frame with brick infill and rubble stone plinth. Centre bay has flanking cruck trusses. Half-hipped thatch roof ...
17	1216038	Beverley Cottage, 34 Westbrook End	Grade II	House. C15, altered and extended to left C17, extended to right late C17-early C18. Colourwashed roughcast over timber frame with frame ...
18	1216351	Rose Cottage, 33 Westbrook End	Grade II	No. 33 (Rose Cottage) - II Cottage. C17, extended C19-early C20. Timber-framed bay to east has whitewashed rendered infill, thatch roof half-hipped to left ...
19	1216298	Hollybush Farmhouse, 30 and 32 Westbrook End	Grade II	House, now divided in 2. Early C17, extended early C18. Timber frame with long diagonal braces, whitewashed brick infill and whitewashed ...
20	1216035	Haldins, 24 Westbrook End	Grade II	Small house. Late C16- C17. Timber frame with whitewashed brick and plaster infill, and whitewashed plinth, part rubble stone...
21	1216033	The Crooked Billet, Westbrook End	Grade II	Public house. C17, refronted C19. Left gable has whitewashed brick to ground floor and timber frame... Half-hipped thatch roof ...
22	1216028	8 Bletchley Road	Grade II	House. C16 and C17. Timber frame with whitewashed brick and plaster infill. Left-hand bays have curved braces and numbered timbers ...
23	1287830	Baytree Cottage, 11 Bletchley Road	Grade II	Cottage. C17. Timber frame with diagonal braces and whitewashed brick infill. Half-hipped thatch roof, flanking chimneys of whitewashed brick ...

Sources:

Historic England: <https://historicengland.org.uk/listing/the-list/>

Buckinghamshire Council: <https://heritageportal.buckinghamshire.gov.uk/map>

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**Appendix 2: Non-Designated Heritage Assets - Buildings (Policy NL9)**

Policy NL99 refers to Non-Designated Heritage Assets in terms of buildings of local interest. The table below lists the buildings which have been given that classification (noting that Listed Buildings are not included here as they have been designated by Historic England).

Criteria:

- a. The building is not already covered by a Historic England listing although it may be within the Conservation Area.
- b. The building must be of particular historical, architectural and/or community value, as defined by Historic England Advice Note 7 (Second Edition). The actual selection criteria used, with judgement against local characteristics taken into account, are:
  - Age
  - Rarity
  - Architectural and Artistic Interest
  - Group Value
  - Historic Interest (including social and communal interest)

Map ref	Building	Designation Justification		
		a.	b.	Assessment
1	17 and 17A Church End	✓	<ul style="list-style-type: none"> <li>✓ Group Value</li> <li>✓ Historic Interest</li> </ul>	A single building with three current uses, a coffee shop (Newtons Coffee No 17), a nail bar (Elite Nails and Spa) and a flat (No 17A) above both. This building has served a number of uses (including use as a hair salon and post office) since its construction and is part of the village’s heritage.
2	Former Red Lion Public House 18 Church End	✓	<ul style="list-style-type: none"> <li>✓ Age</li> <li>✓ Group Value</li> <li>✓ Historic Interest</li> </ul>	The building is thought to date back to 1750, and has served a number of uses, including as a public house and a restaurant. It is currently being converted to residential use.
3	1, 2, 3, 4, 5, 6, 7, 10/10a and 10b Church End	✓	<ul style="list-style-type: none"> <li>✓ Architectural and Artistic Interest</li> <li>✓ Group Value</li> <li>✓ Historic Interest</li> </ul>	A row of buildings (including the village butchers Pollards at No. 2) of historical value and visual interest, with a range of architectural styles. Although not listed by Historic England, they are a key feature within the Conservation Area.  (No 1A excluded as it is a contemporary building set back from the public road, No 9 excluded as it is listed by Historic England. There is currently no property with the number 8.)

Map ref	Building	Designation Justification		
		a.	b.	Assessment
4	The Village Hall, Paradise	✓	✓ Historic Interest	The Village Hall has been an important meeting place in the village after being built in the early 1960s having been funded by every family in the village that was asked to donate £1.
5	2 Stoke Road	✓	✓ Age ✓ Rarity ✓ Architectural and Artistic Interest	An old farmhouse, still occupied by a member of the family who built it in 1861. Facing onto the village green, it once was diagonally opposite the village smithy. This is a clear part of Newton Longville's heritage.
6	The Old School, 6 Drayton Road	✓	✓ Age ✓ Historic Interest	Converted now to a dwelling, the school building was erected in 1838 and rebuilt in 1902. The conveyance for the old school, dated 15 <sup>th</sup> December 1845 contains a "Declaration of Trust as to the Sunday and Day Schools of Newton Longville". The building once sat within "Faith Field" which was "2 acres, 3 roods and 19 perches" of land.
7	Yew Tree Farm House, 60 Westbrook End	✓	✓ Age ✓ Architectural and Artistic Interest	One of the early farmhouses in the hamlet of Westbrook End, believed to date back to the Georgian period.
8	Lilac Cottage, 57 Westbrook End	✓	✓ Architectural and Artistic Interest	A Victorian building dating back to the 1890s.
9	The Old Green Man, 56 Westbrook End	✓	✓ Age ✓ Historic Interest	Formerly the Green Man public house, it had been a blacksmiths until 1853.
10	The Chapel House, 49 Westbrook End	✓	✓ Age ✓ Architectural and Artistic Interest ✓ Historic Interest	Former Methodist Chapel. The chapel was built in 1864 and extended in 1934. Following the closure of the Baptist Chapel in the village, joint services were held in this building. The last service took place in 1998. Conversion to a dwelling took place in 2001.
11	31 and 33 Westbrook End	✓	✓ Architectural and Artistic Interest	A collection of interesting, Victorian-style detached cottages. These are accessed by the public right of way (PRoW NLO/14).

Map ref	Building	Designation Justification		
		a.	b.	Assessment
12	35, 37, 39 and 41 Westbrook End	✓	<ul style="list-style-type: none"> <li>✓ Architectural and Artistic Interest</li> <li>✓ Group Value</li> </ul>	A collection of interesting, early-20 <sup>th</sup> Century terraced cottages. Locally these have been referred to as the Manor Workers Cottages.
13	36 Whaddon Road	✓	<ul style="list-style-type: none"> <li>✓ Architectural and Artistic Interest</li> </ul>	Also known as Lilac Cottage (different building to that with same name above). Small Victorian style cottage with slate roof, chimneys at either end. Ornate porch to front.
14	10 Whaddon Road	✓	<ul style="list-style-type: none"> <li>✓ Historic Interest</li> </ul>	The Fire Brigade, formed in 1891, kept its appliance in the garden, backing onto Fire Lane.
15	1 Fire Lane	✓	<ul style="list-style-type: none"> <li>✓ Architectural and Artistic Interest</li> </ul>	A Victorian-style building thought to be one of a number built in a similar style using wealth created by the success of the local brickworks. Sadly a number of those buildings have been lost over time.
16	The Free Church, Bletchley Road	✓	<ul style="list-style-type: none"> <li>✓ Architectural and Artistic Interest</li> <li>✓ Historic Interest</li> </ul>	The Free Church was completed in 2005, with the first service taking place in August of that year. By then, and as it is now, it is the place of worship for the Baptist and Methodist congregations in Newton Longville. The Free Church is the only 21 <sup>st</sup> Century building listed here and its construction represents a significant milestone in the development of the community that we know today, the building also being an important meeting place as well as holding church services. In terms of its architecture, its design results in it being in a cross form from above.

Map ref	Building	Designation Justification		
		a.	b.	Assessment
17	The Old Chapel, 7 London End	✓	<ul style="list-style-type: none"> <li>✓ Age</li> <li>✓ Architectural and Artistic Interest</li> <li>✓ Historic Interest</li> </ul>	The origins of the Baptist chapel go back to 1812 and in 1837 a plot of land was bought in London End for £10. Known as Young's Church for some time (the Young family had close links with the Chapel) it was extended to the front and rear in 1864. The last service in the chapel was held in 1993 and the building was used as an artist's studio for some years. Conversion to a dwelling commenced in 2018.
18	108, 110, 112, 114, 116, 118 and 120 Bletchley Road	✓	<ul style="list-style-type: none"> <li>✓ Architectural and Artistic Interest</li> <li>✓ Group Value</li> <li>✓ Historic Interest</li> </ul>	Row of seven two-storey, terraced cottages, built around 1910 for staff working on the Newton Longville (Jubilee) brickworks to the rear. The former workers cottages remain from the brickworks which was a major local employer in the area.

Sources of historical information include:

- A Pictorial History of Newton Longville written and produced by Roger Martin and Jimmy Bates (1995)
- The Newton Longville Golden Jubilee Commemorative Brochure (2002)

**Appendix 3: Local Green Spaces (Policy NL14)**

Policy NL14 refers to Local Green Spaces, all of which fall within the Settlement Boundary. The table below lists and describes the sites with the designation within the Newton Longville Parish as assessed by the Neighbourhood Plan Steering Group. There are shown in Map M.

**Note:** The National Planning Policy Framework (NPPF) paragraph 106 sets the criteria for designation and columns A, B & C in the table below refer to those requirements:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

Map Ref.	Local Green Spaces	Description	Designation Justification			
			a.	b.	c.	Assessment
1	Village Green adjacent to corner of Bletchley Road/Whaddon Road (village crossroads also Drayton Road and Whaddon Road).	Flat, sloping area of grass. Within Conservation Area. Land owned by Buckinghamshire Council Highways.	✓	✓	✓	Historic significance including being focal point for village activities and location of village blacksmith.
2	St Faith's Churchyard	Burial ground around the Grade I listed church, crossed by a footpath. Within Conservation Area. Land owned by Church of England.	✓	✓	✓	Historic significance. Focus for commemoration of the departed.
3	Parish Council Burial Ground on corner of Drayton Road/Whaddon Road.	Open cemetery. Adjacent to Conservation Area. Land owned by Newton Longville Parish Council.	✓	✓	✓	Focus for commemoration of the departed.

Map Ref.	Local Green Spaces	Description	Designation Justification			
			a.	b.	c.	Assessment
4	Drayton Road wide verge from Westbrook End to St Faith's Close	Wide grass verge, part of which fronts onto Grade II listed buildings. Owned by Buckinghamshire Council Highways.	✓	✓	✓	Wide grass verges significant to the character of the village. Forms part of attractive view looking north along Drayton Road towards Conservation Area, including sight of the Grade I listed St Faith's church tower.
5	Newton Longville Church of England School playing fields	1.3 acre playing field which forms part of the village primary school site. Land owned by Buckinghamshire Council Education department.	✓	✓	✓	Playing fields.
6	Verges opposite Crooked Billet, in front of 1-23 Westbrook End	Wide grass verge, facing on to three Grade II listed properties; the Crooked Billet (public house), Haldins & Hollybush Farm. Land owned by FairHive Housing, but adopted highway.	✓	✓	✓	Wide grass verges significant to the character of the village.
7	Hammond Park, off Whaddon Road	16 acre park including allotments, a community orchard, playing fields and an area of woodland. Land owned by Newton Longville Parish Council.	✓	✓	✓	Recreational value for formal and informal activities. Also of value for biodiversity.

Map Ref.	Local Green Spaces	Description	Designation Justification			
			a.	b.	c.	Assessment
8	Grass verge at the front of Nos. 15-21 and 38-86 Whaddon Road, and Fletton Drive homes.	Grass verge with hawthorn hedge separating service road from main public road. Land owned by Buckinghamshire Council Highways.	✓	✓	✓	Hawthorn hedge important to local biodiversity.
9	Verges along Whaddon Road (between St Faiths Church and Westbrook End)	Wide grass verge with embankment to properties raised above road level. Land owned by Buckinghamshire Council Highways.	✓	✓	✓	Wide grass verges significant to the character of the village.
10	Betty's Close	Large grassed area in the centre of the circular close. Land owned by FairHive Homes Ltd (formerly Vale of Aylesbury Housing Trust).	✓	✓	✓	Wide grass verges significant to the character of the village.
11	Free Church burial ground off Bletchley Road	Former Baptist cemetery and still an open burial ground. Land owned by The Baptist Union Corporation Limited	✓	✓	✓	Historic significance. Faces onto open countryside and in close proximity to Grade II listed Home Farm.
12	Wide grass verges between 11 Bletchley Road/1 Bay Tree and Applecroft (in vicinity of Bonnards Road and London End)	Wide grass verges in proximity to Bletchley Road/Bonnards Road/London End crossroads. Land owned by Buckinghamshire Council Highways.	✓	✓	✓	Wide grass verges significant to the character of the village. Close proximity to Grade II listed Home farm and 11 Bletchley Road.

13	The Slade grass frontage	Section of slightly raised grass area adjacent to Stoke Road owned by Buckinghamshire Council Highways (so excludes areas owned by numbers 1 and 10 The Slade).	✓	✓	✓	Wide grass verge significant to the character of the village.
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**Appendix 4: Retail Premises (Policy NL16 - Commercial, Business & Service Uses)**

Policy NL166 refers to retail premises in Newton Longville. The table below lists and describes the premises located in the Newton Longville parish as at 25<sup>th</sup> August 2023.

Map ref.	Location/address	Current business	Note
1	2 Church End	Pollards	Butchers shop. Long established in the village. Located within the Conservation Area.
2	17A Church End	Newtons Coffee	Formerly hair salon. Located within the Conservation Area.
3	17 Church End	Elite Nails & Spa	Previously village post office. More recent uses include florist shop. Located within the Conservation Area.
4	2 Westbrook End	The Crooked Billet	Public house with restaurant. Grade II Listed building (see Appendix 1).
5	103-105 Westbrook End	Sylvie D	Dog groomers
6	13 Green Way	Naiyomi Beauty & Gifts	Make-up studio and beauty-related gifts. Previous uses of the premises in recent years include an estate agency, a tattoo parlour and a cake shop. A flat is located above the shop.
7	15 Green Way	Chui Yuen	Chinese and fish & chips takeaway. A flat is located above the shop.
8	17 Green Way	Madisons hair salon	Hair and beauty salon. A flat is located above the shop.
9	17A Green Way	Green Way Grocery and Post Office	Post Office, newsagents and grocery. A flat is located above the shop.

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### Appendix 5: Street Naming (Aspiration A)

Aspiration A refers to the naming of streets for new developments (for example Salden Chase) after people from the village who served their country in the First and Second World Wars, starting with the fallen and then (as required) using the names of those who returned. The three tables below list the names.

Those named on the Newton Longville War Memorial who never returned		
Name	Conflict	Background information
Baker, Donald	WW2	Son of Frank Walter Thomas Baker and Laura Baker, of Bletchley, Buckinghamshire.
Bates, William	WW1	Husband of Martha Selina Lee (formerly Bates), of 6, London End, Newton Longville, Bletchley, Bucks.
Brown, Thomas	WW1	Son of James and Sarah Brown, of Newton Longville; husband of Annie Elizabeth Brown, of Westbrook End, Newton Longville, Bletchley.
Buy, Penry	WW1	Son of William James and Eliza Buy, of Newton Longville, Bletchley, Bucks.
Clark, Albert	WW1	Buckinghamshire Remembers: "Died at parents home in Bletchley [Railway Farm, Whaddon Rd, Bletchley, formerly The Bear Inn]."
Coleman, Charles	WW1	Buckinghamshire Remembers has last known address Lower End, Newton Longville
Cox, Arthur	WW1	Son of Fred and Elizabeth Cox, of Newton Longville, Bletchley, Bucks.
Dickens, Alfred G	WW1	1911 Census has family address London End Newton Longville
Garner, Alfred	WW2	Son of Alfred and May Elizabeth Garner, of Newton Longville.
Geary, William	WW1	Son of Joseph B. and Sarah A. Geary, of 3, Horse Shoes, Newton Longville, Bletchley.
Larner, Sidney	WW1	Son of John and Alma Larner, of 19, King St., Stony Stratford, Bucks.; husband of Laura Vera Walker (formerly Larner), of 30, King St., Portsea, Portsmouth.
Lovell, Hedley	WW1	1891 Census has Hedley Lovell aged 3 living with his family at Paradise, Church End, Newton Longville.
Mackrill, Edwin	WW1	1911 Census records Edwin Mackrill (middle name match with Pension card) as living with his family at Moor End, Newton Longville.
Missenden, George	WW1	Son of Mrs. Caroline Elizabeth Horne, of 7, London End, Newton Longville, Bletchley, Bucks.

Those named on the Newton Longville War Memorial who never returned		
Name	Conflict	Background information
Parrott, Christopher	WW1	Husband of Annie Parrott, of Newton Longville, Bletchley.
Perry, Roderick	WW1	Army Pension Card shows wife Mrs Alice Perry of Westbrook End, Newton Longville
Proctor, Michael	WW1	Buckinghamshire Remembers records "Irish Military Wills - property to Miss W Proctor c/o Mr T H Proctor, London End, Newton Longville."
Proctor, Richard	WW1	Buckinghamshire Remembers gives address as London End, Newton Longville but Army Pension Card states that Next of Kin was father Thomas Proctor living at The Red Lion, Newton Longville.
Willis, William	WW1	Son of David and Eleanor Willis, of Newton Longville, nr. Bletchley, Bucks.

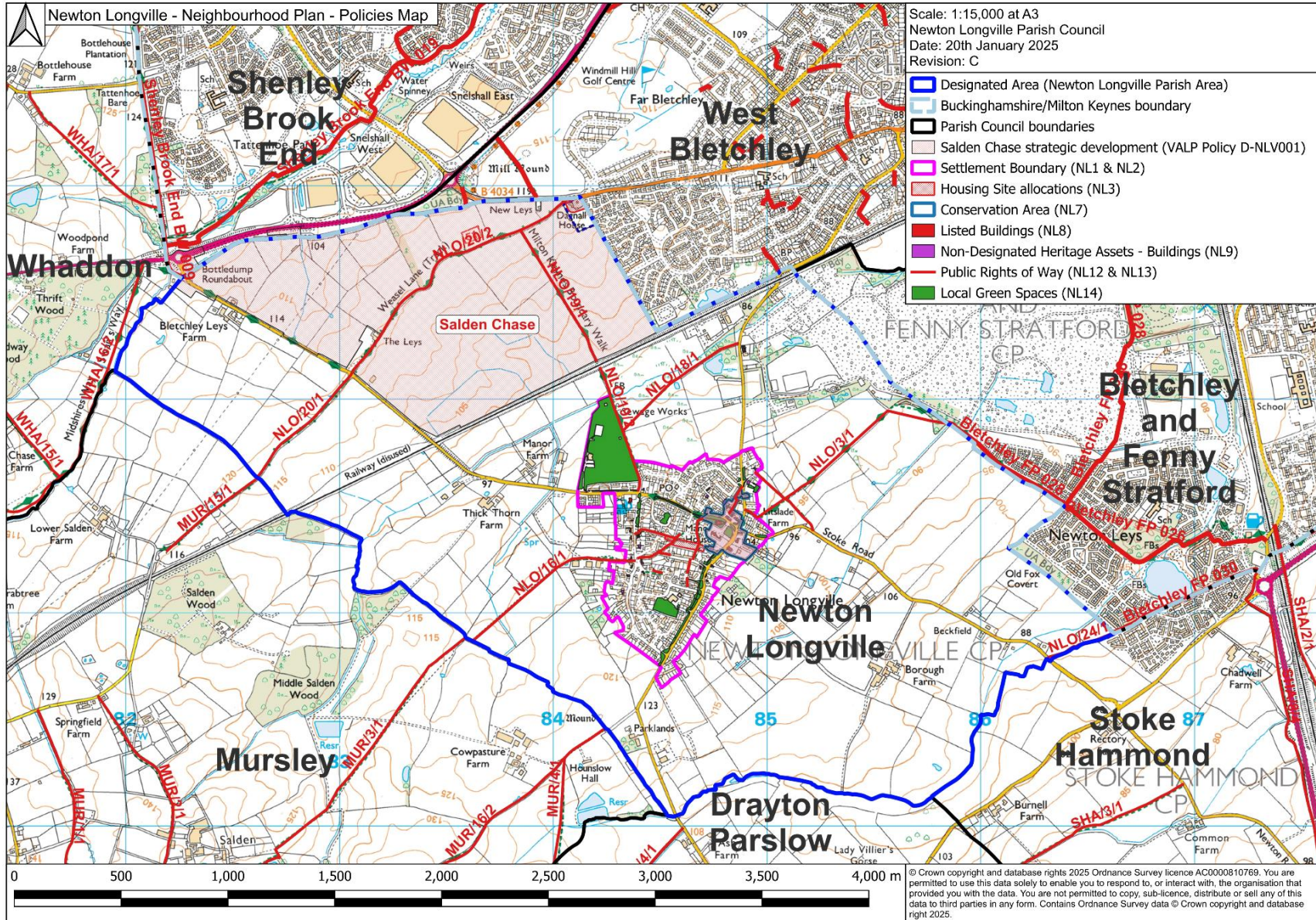
Source: Commonwealth War Graves Commission unless otherwise stated.

Casualty buried in the St Faith Churchyard, Newton Longville		
Name	Conflict	Background information
Tickell, Frederick	WW2	Son of Henry and Mary Jane Tickell; husband of Dorothy Sylvia Tickell, of Dunstable, Bedfordshire.

Source: Commonwealth War Graves Commission.

The Newton Longville War Memorial records the name of the following who served their country in the First World War but returned home at the end of the conflict:			
Beard, G	Dickens, F (Sen)	Meacham, A	Read, J (Sen)
Brown, H	Dimmock, J	Meacham, H	Roff, A
Clark, A	Gardner, A	Meacham, S	Roff, W
Clark, W	Garner, H	Meacham, T	Rowe, Walt
Cook, F	Hall, A	Missenden, Fred	Rowe, Wm
Cox, A	Harris, W	Missenden, Frk	Rowland, W
Cox, E	Hopkins, H	Missenden, J	Slade, E
Cox, G	Hopkins, J	Nichols, G	Smith, C
Cox, H	Hopkins, G (Jun)	Nichols, R (Sen)	Smith, W (Jun)
Cox, J	Hopkins, W (Jun)	North, H	Smith, W (Sen)
Cox, W	Hopkins, W (Sen)	Perry, A	White, A
Dickens, A	Howe, F	Perry, D	Willis, A
Dickens, Jas	King, G	Perry, H	Willis, H
Dickens, Jos	Lansbury, C	Pollard, G	Young, A
Dickens, S	Lovell, C	Powell, A	Young, E
Dickens, F (Jun)	Lovell, G	Ramsay, J	Young, H
	McKenny, T	Read, T (Jun)	

# Newton Longville Neighbourhood Plan - Policies Map



Policies Map (An A3 version of the Policies Map is available to download as a separate document)

