

Newton Longville Neighbourhood Plan

Site Options and Assessment

Newton Longville Parish Council

April 2022

Quality Information

| Prepared by | Checked by | Verified by | Approved by |
|--------------------------------|--------------------------------|--------------------------------|-----------------------------|
| Ishaq Khan Planner | Tim Fearn Principal Planner | Tim Fearn Principal Planner | Una McGaughrin Associate |
| Omar Ezzet Graduate Planner | Yanny Tsang Senior Planner | | |

Revision History

| Revision | Revision date | Details | Name | Position |
|-----------------|----------------------|-----------------|---------------|-------------------|
| V1 | February 2022 | Draft Report | Tim Fearn | Senior Planner |
| V2 | March 2022 | QB Review | John Collinge | QB Steering Group |
| V3 | April 2022 | Locality Review | A Osborne | Locality |
| V4 | May 2022 | Final Report | Tim Fearn | Senior Planner |

Prepared for:

Newton Longville Parish Council

Prepared by:

Ishaq Khan / Omar Ezzet

1 New York Street
Manchester M1 4HD
United Kingdom

T: +44 (161) 601 1700
aecom.com

© 2022 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft NP policies. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft NP. An explanation and justification for all decision making should be documented and submitted with the draft NP, together with supporting evidence.

Table of Contents

| | |
|---|----|
| Executive Summary | 1 |
| 1. Introduction..... | 2 |
| 1.1 Background | 2 |
| 2. Site Assessment Methodology | 4 |
| 2.1 Introduction..... | 4 |
| 2.2 Task 1: Identify Sites to be included in the Assessment | 4 |
| 2.3 Task 2: Assessment of Sites | 5 |
| 2.4 Task 3: Consolidation of Results..... | 6 |
| 2.5 Task 4: Housing Capacity | 6 |
| 3. Planning Policy Context | 8 |
| 3.1 Policy Context Overview..... | 8 |
| 3.2 Planning Policy | 9 |
| 3.3 Evidence Base and other considerations | 14 |
| 4. Site Assessment..... | 17 |
| 4.1 Sites included in the Assessment | 17 |
| 4.2 HELAA Assessment review | 25 |
| 4.3 Detailed Assessment findings..... | 25 |
| 4.4 Site assessment summary..... | 25 |
| 5. Conclusions | 47 |
| 5.1 Site Assessment Conclusions..... | 47 |
| 5.2 Viability | 47 |
| 5.3 Affordable housing provision | 48 |
| 5.4 Next Steps..... | 48 |
| A.1 HELAA Review Table | 49 |
| A.2 Completed Site Appraisal Pro-Formas..... | 66 |

Figures

| | |
|--|----|
| Figure 1.1. Newton Longville Neighbourhood Area | 3 |
| Figure 3.1. Inset policies map of North East Aylesbury Vale | 13 |
| Figure 3.2. Newton Longville Conservation Area and areas of historic development | 16 |
| Figure 4.1. Map showing sites included in the assessment..... | 21 |
| Figure 4.2. Detailed map showing sites to the north east included in the assessment..... | 22 |
| Figure 4.3. Detailed map showing sites to the north west included in the assessment..... | 23 |
| Figure 4.4. Detailed map showing sites to the south east included in the assessment..... | 24 |
| Figure 4.5. Detailed map showing sites to the south west included in the assessment..... | 24 |
| Figure 4.6. Map showing site assessment outcomes..... | 26 |
| Figure 4.7. Detailed Map showing site assessment outcomes..... | 27 |

Tables

| | |
|---|----|
| Table 2.1. AECOM Net Housing Density | 7 |
| Table 4.1. Sites Identified for Assessment..... | 17 |
| Table 4.2. Site Assessment Summary Table | 28 |

Abbreviations

Abbreviation

| | |
|-------|--|
| AVDC | Aylesbury Vale District Council |
| DLUHC | Department for Levelling Up, Housing and Communities |
| Ha. | Hectares |
| HELAA | Housing Economic Land Availability Assessment |
| NP | Neighbourhood Plan |
| NPPF | National Planning Policy Framework |
| PC | Parish Council (Newton Longville Parish Council) |

Executive Summary

This independent Site Assessment for the Newton Longville Neighbourhood Plan (NP) has been carried out by AECOM on behalf of the Parish Council as part of the Government's programme of Neighbourhood Plan Technical Support delivered with partners Locality. The purpose of this Site Assessment is to assess all known potential development sites in the Neighbourhood Area and identify which, if any, are appropriate for allocation in the NP.

The statutory local plan-making authority for Newton Longville is Buckinghamshire Council, the recently established unitary authority which incorporated the former Aylesbury Vale District Council (AVDC). Buckinghamshire Council is currently engaged in producing a new Local Plan by April 2025. The NP is therefore being prepared in the context of the existing development plan for the parish, which consists of the Vale of Aylesbury Local Plan 2013-2033 (adopted September 2021). At present there is no identified housing requirement which needs to be met through the NP. However, the Parish Council intend to potentially allocate sites for housing to help facilitate new infrastructure including improvements to local roads.

38 sites were identified for assessment but five of these sites did not require a detailed assessment for the reasons stated in Table 4.1. The remaining 33 sites were assessed to consider whether they would be appropriate to put forward as housing allocations in the NP. The sites were identified by the neighbourhood planning group from three sources: a Neighbourhood Plan call for sites; independent site promotion by a local landowner; and the Vale of Aylesbury Housing and Economic Land Availability Assessment (HELAA).

The site assessment has found one site to be suitable and appropriate for housing allocation in the NP. This site is:

- Site 19: Dagnall House and adjoining land.

A further two sites have been found to be potentially suitable and appropriate for allocation subject to suitable access being established. The sites are:

- Site 2C: Land to the west of Westbrook End; and
- Site 5B (southern part): Land south of Whaddon Road and west of Lower End.

In addition to the sites above, Site 4 is suitable in principle for development due to an extant planning permission. As the planning permission has been granted, the site would not need to be allocated in the NP, although support for development at this location could be demonstrated through an allocation.

The remaining sites are considered unsuitable for allocation.

1. Introduction

1.1 Background

- 1.1.1 AECOM has been commissioned to undertake an independent site assessment for the Newton Longville Neighbourhood Plan (NP) on behalf of Newton Longville Parish Council (herein referred to as 'Parish Council'). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.1.2 The NP is being prepared in the context of the development plan for the parish, which consists of the Vale of Aylesbury Local Plan 2013-2033 (adopted September 2021) and the emerging Local Plan for Buckinghamshire.
- 1.1.3 The parish of Newton Longville lies to the south west of Bletchley and Milton Keynes in Buckinghamshire. The parish is largely rural, characterised by a gently undulating to rolling landscape utilised for arable farming and areas of historic strip field pattern. The parish is intersected to the north east by a railway line which will form part of the East-West Rail route.
- 1.1.4 The parish is largely unconstrained by environmental designations, but there are a number of listed buildings in the parish, primarily clustered in the Conservation Area in the eastern part of the village and along Westbrook End near the junction with Ivy lane. The parish is experiencing a significant amount of housing growth from speculative development and two Local Plan site allocations, including a strategic housing allocation for 1,855 homes in a form of an urban extension to Bletchley.
- 1.1.5 At present there is no identified housing requirement which needs to be met through the NP. However, the Parish Council had intended to potentially allocate sites for housing to help facilitate new infrastructure including improvements to local roads. The purpose of this report is, therefore, to produce a clear assessment of the identified sites to advise which ones might be appropriate for allocation in the Plan; in particular whether they comply with both National Planning Policy Framework and the strategic policies of the development plan.
- 1.1.6 It is anticipated that this site assessment will help the Parish Council to ensure that that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.
- 1.1.7 The NP area is shown in **Figure 1.1** below.

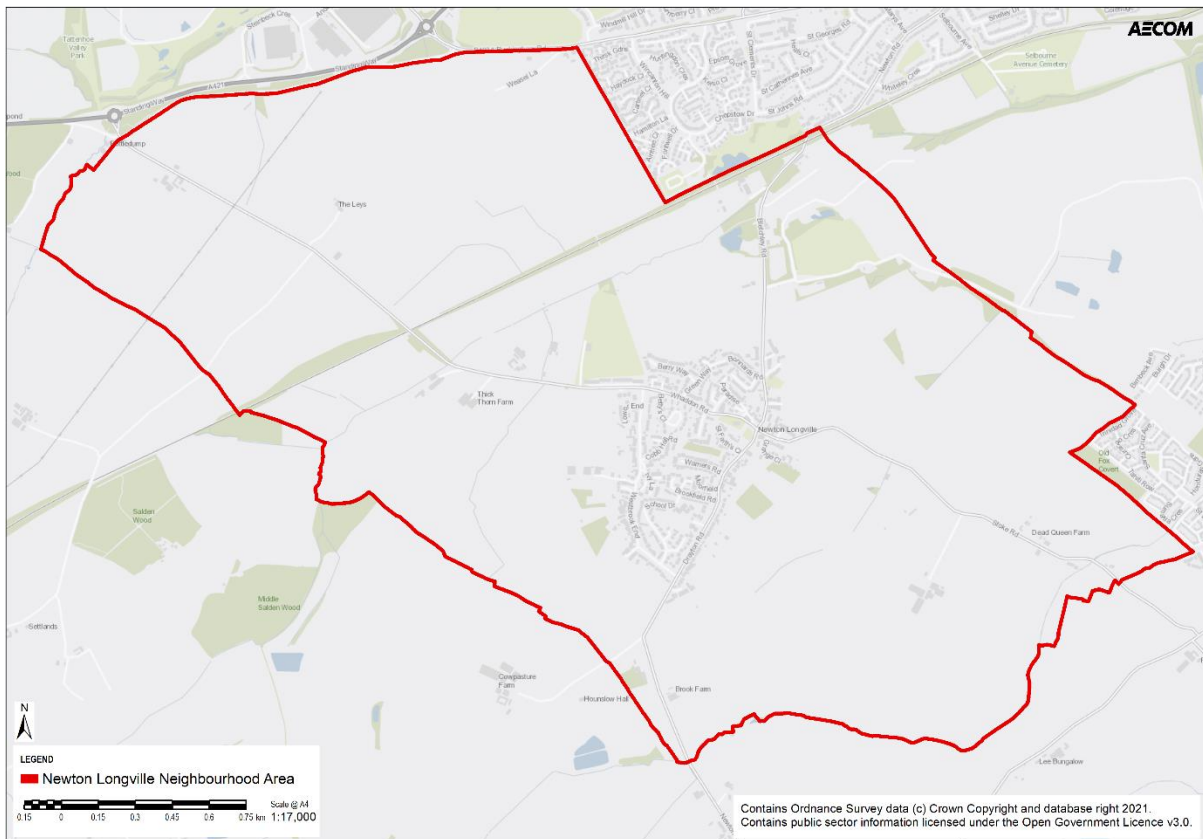


Figure 1.1. Newton Longville Neighbourhood Area

2. Site Assessment Methodology

2.1 Introduction

- 2.1.1 The approach to the site assessment is based primarily on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment (July 2019)¹, Neighbourhood Planning (updated September 2020)² and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a development plan based on whether it is suitable, available and achievable (or viable).
- 2.1.2 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

2.2 Task 1: Identify Sites to be included in the Assessment

- 2.2.1 The initial task was to identify which sites should be considered as part of the assessment. This included sites identified in the Vale of Aylesbury Housing and Economic Land Availability Assessment (HELAA), through a Parish Council 'Call for Sites' exercise and from a site promoted directly to the Parish Council.
- 2.2.2 The HELAA 2017 was reviewed to identify sites within the NP area. This process identified 26 sites of which 24 sites have been assessed in the HELAA. HELAA Site NLV002 (AECOM Site 2) comprises three separate site submissions which were combined and assessed as a single site. This site has been assessed as a whole and as individual sites on the request of the Parish Council. HELAA Site NLV005 (AECOM Site 5) forms a single site submission under five separate land ownerships. The part of this site not allocated in the Local Plan has also been assessed as a whole and as individual sites based on ownership on the request of the Parish Council. Site 19 has not been assessed in detail in the HELAA due to an extant planning permission covering approximately half the site, and therefore the part of the site without planning permission was subject to a full appraisal proforma.
- 2.2.3 The Parish Council further undertook a 'Call for Sites' exercise to enable landowners and developers in the NP area to promote their land (in whole or in part) for development. The Call for Sites exercise was held in October and November 2020 and identified three new sites for assessment. In addition to this, AECOM Site 27 was promoted directly to the Parish Council outside of the Call for Sites consultation.

¹ DLUHCLG (2019) Housing and economic land availability assessment [online] available at: [gov.uk/guidance/housing-and-economic-land-availability-assessment](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment)

² DLUHCLG (2020) Neighbourhood Planning [online] available at: [gov.uk/guidance/neighbourhood-planning--2](https://www.gov.uk/guidance/neighbourhood-planning--2)

³ DLUHCLG (2020) Site assessment and allocation for Neighbourhood Plans [online] available at: neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/

2.2.4 A total of 38 sites including smaller site parcels of a larger site within the NP area were identified for assessment. All sites identified and included in this assessment are set out in **Table 4.1** and illustrated in **Figures 4.1 - 4.5**.

2.3 Task 2: Assessment of Sites

2.3.1 The HELAA provides a high-level constraint summary for sites. For the sites identified and assessed through the HELAA, this site assessment reviews the assessment carried out by AVDC (now replaced by Buckinghamshire Council) in 2017 and provides comments on whether these conclusions would apply in the neighbourhood planning context. The remaining sites were subject to a detailed assessment using a full appraisal proforma.

2.3.2 A site appraisal pro-forma has been developed to assess potential sites for allocation in the NP. It is based on the Government's Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2020) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

2.3.3 The pro-forma contains the following criteria:

- General information:
 - Site location and use;
 - Site context and planning history;
 - Type of site (greenfield, brownfield etc.);
- Suitability:
 - Environmental considerations;
 - Physical considerations;
 - Accessibility;
 - Landscape and visual considerations;
 - Heritage considerations;
 - Planning policy considerations;
- Availability; and
- Summary / Conclusions

2.3.4 The sites were objectively reviewed using the criteria in the pro-forma through a combination of desktop assessment and details recorded during the site visit undertaken in November 2021. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the parish.

2.3.5 The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google maps/Streetview and MAGIC maps in order to assess whether a site is suitable for the use proposed.

2.4 Task 3: Consolidation of Results

2.4.1 The site assessment information and outcomes were consolidated into a summary table.

2.4.2 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the NP. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation - i.e. the site is suitable, available and achievable:

- **'Green'** is for sites that show no major constraints, or which have minor constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for housing in the NP (subject to viability).
- **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation in the NP (subject to viability) if issues can be resolved.
- **'Red'** sites are currently unsuitable for development and therefore not appropriate to allocate for housing in the NP.

2.5 Task 4: Housing Capacity

2.5.1 The HELAA is based on a density of 30 dwellings per hectare. An indicative housing capacity has been calculated using the HELAA methodology at 30 dwellings per hectare for each site to set out a baseline quantum.

2.5.2 For all sites which were subject to the detailed assessment, and which were found to be suitable or potentially suitable for residential allocation, an assessed site capacity has also been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.

2.5.3 The assessed site capacity takes into account the site-specific constraints identified through the assessment, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the local planning authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development.

2.5.4 **Table 2.1** below shows how the assessed site capacity is calculated, with the second column showing what percentage of the site is considered to be developable for residential use.

Table 2.1. AECOM Net Housing Density

| Area | Gross to net ratio standards |
|----------------|------------------------------|
| Up to 0.4 ha | 90% |
| 0.4 ha to 2 ha | 80% |
| 2 ha to 10 ha | 75% |
| Over 10 ha | 50% |

2.5.5 The assessed site capacity does not constitute a recommendation on the number of homes which should be delivered on any given site, which should be determined through discussions with the landowner and consideration of the type and size of housing that would best meet local needs and NP objectives.

3. Planning Policy Context

3.1 Policy Context Overview

- 3.1.1 The NP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.1.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, Local Plan policies and relevant evidence base documents.
- 3.1.3 National policy is set out in the National Planning Policy Framework (2021)⁴ (NPPF) and is supported by Planning Practice Guidance⁵ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.1.4 The statutory local plan-making authority for Newton Longville is now Buckinghamshire Council. Buckinghamshire Council is a unitary local authority established in April 2020 to replace the County Council and former Aylesbury Vale District Council (AVDC) as well as the other district councils.
- 3.1.5 The Vale of Aylesbury Local Plan 2013-2033 (adopted September 2021) is the key adopted statutory development plan for Newton Longville. As required under the transitional regulations, Buckinghamshire Council is currently engaged in producing a new Local Plan which must be adopted by April 2025. To date no emerging Local Plan has been published for consultation.
- 3.1.6 Other key evidence base documents relevant to the NP area include the Aylesbury Vale Landscape Character Assessment (2008). This provides a detailed characterisation of the landscape at a localised scale.
- 3.1.7 The historic area covering the eastern part of the village is within the Newton Longville Conservation Area which was designated in 1991. The Conservation Area Appraisal, adopted by the former AVDC in 2006, identified minor changes to the 1991 boundary and highlighted key features of the Conservation Area, including notable buildings and important views.
- 3.1.8 The relevant policies and findings from the above plans and evidence base documents are presented below.

⁴ Available at www.gov.uk/guidance/national-planning-policy-framework

⁵ Available at www.gov.uk/government/collections/planning-practice-guidance

3.2 Planning Policy

National Planning Policy Framework (2021)

- 3.2.1 The policies of relevance to development in Newton Longville are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.2.2 *Paragraph 14* states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
 - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.
- 3.2.3 *Paragraph 70* states that neighbourhood planning groups should consider the opportunities for allocating small and medium sized sites (i.e. sites of no more than one hectare, consistent with paragraph 69a) suitable for housing in their area.
- 3.2.4 *Paragraph 79* states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.2.5 *Paragraph 80* states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker;
 - b) the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or

- e) the design is of exceptional quality.

3.2.6 *Paragraph 120* outlines that planning policies and decisions should:

- a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
- b) Recognise that some undeveloped land can perform many functions, such as wildlife, recreation etc.;
- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively; and
- e) Support opportunities to use the airspace above existing residential and commercial premises for new homes.

3.2.7 *Paragraph 174* states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
- b) recognising the intrinsic character and beauty of the countryside; and
- d) minimising impacts on and providing net gains for biodiversity and establishing coherent ecological networks.

3.2.8 *Paragraph 175* states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 58 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

3.2.9 *Paragraph 190* states that plans should set out a strategy for the enjoyment and conservation of the historic environment and should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to utilise the contribution made by the historic environment to the character of a place.

3.2.10 *Paragraph 199* sets out that great weight should be given to the conservation of designated heritage assets when considering the impact of a proposed development.

3.2.11 *Paragraph 206* states that proposals in Conservation Areas and within the setting of heritage assets should be encouraged where they enhance or better reveal their significance.

Vale of Aylesbury Local Plan (2021)

3.2.12 The Vale of Aylesbury Local Plan was adopted in September 2021 and sets out the strategy for growth and policies to guide development in the former Aylesbury Vale district area. The key policies relevant to development in Newton Longville include:

3.2.13 *Policy S2: Spatial strategy for growth* - makes provision for 28,600 new homes across the Vale of Aylesbury over the plan period. This includes site allocations including a strategic site (NLV001) and another site (NLV005) which fall within the NP area. This also includes a separate requirement of 52 homes for Newton Longville, which is considered to have been met through completions and commitments.

3.2.14 *Policy S3: Settlement hierarchy and cohesive development* - categorises Newton Longville as a medium village which is defined as a village with 'some provision key services and facilities' that are 'moderately sustainable locations for development'. The policy further sets out that new development in the countryside should be avoided, especially where it would compromise the character of the countryside between settlements and result in further coalescence.

3.2.15 *Policy S7: Previously developed land* - sets out an expectation for development to make efficient and effective use of land and encourages the reuse of previously developed land in sustainable locations.

3.2.16 *Policy D2: Delivering site allocations in the rest of Aylesbury Vale* - allocates a strategic site on land south of the A421 and east of Whaddon Road and allocates another site on land south of Whaddon Road in the NP area.

3.2.17 *Policy T2: Supporting and protecting transport schemes* - restricts development that would prejudice the implementation of existing or protected transport schemes including East West Rail.

3.2.18 *Policy BE1: Heritage assets* - states that heritage assets and their setting should be conserved in a manner appropriate to their significance and, where possible, enhanced. The policy further states that the direct and indirect impacts of proposals which affect the significance of non-designated heritage assets and their setting should be weighed. There is also a presumption in favour of retaining heritage assets where practical, including archaeological remains in situ.

- 3.2.19 *Policy BE4: Density of new development* - sets out that development should constitute 'effective use of the land and reflect the densities of their surroundings, and will be appraised on a site-by-site basis to ensure satisfactory residential amenity'.
- 3.2.20 *Policy NE1: Biodiversity and Geodiversity* - sets out that development should make a positive contribution towards biodiversity net gain and ensure that there is no adverse impact on national or local designated sites, other habitats and ecological connectivity.
- 3.2.21 *Policy NE2: River and stream corridors* - seeks to safeguard the function and setting of watercourses and supports opportunities for de-culverting. The policy also requires development to retain a 10m ecological buffer from the top of the watercourse bank.
- 3.2.22 *Policy NE7: Best and most versatile agricultural land* - encourages site areas containing the best and more versatile agricultural land (Grade 1, 2 and 3a) to be used as green open space. The policy also discourages the significant loss of best and most versatile agricultural land unless where poorer agricultural quality land is not available.
- 3.2.23 *Policy NE8: Tees, hedgerows and woodlands* - seeks to resist development which would result in the loss, damage or threaten trees, hedgerows, community orchards, veteran trees and woodland. The policy further sets out a presumption against development which results in a significant adverse impact on ancient woodland or ancient trees.

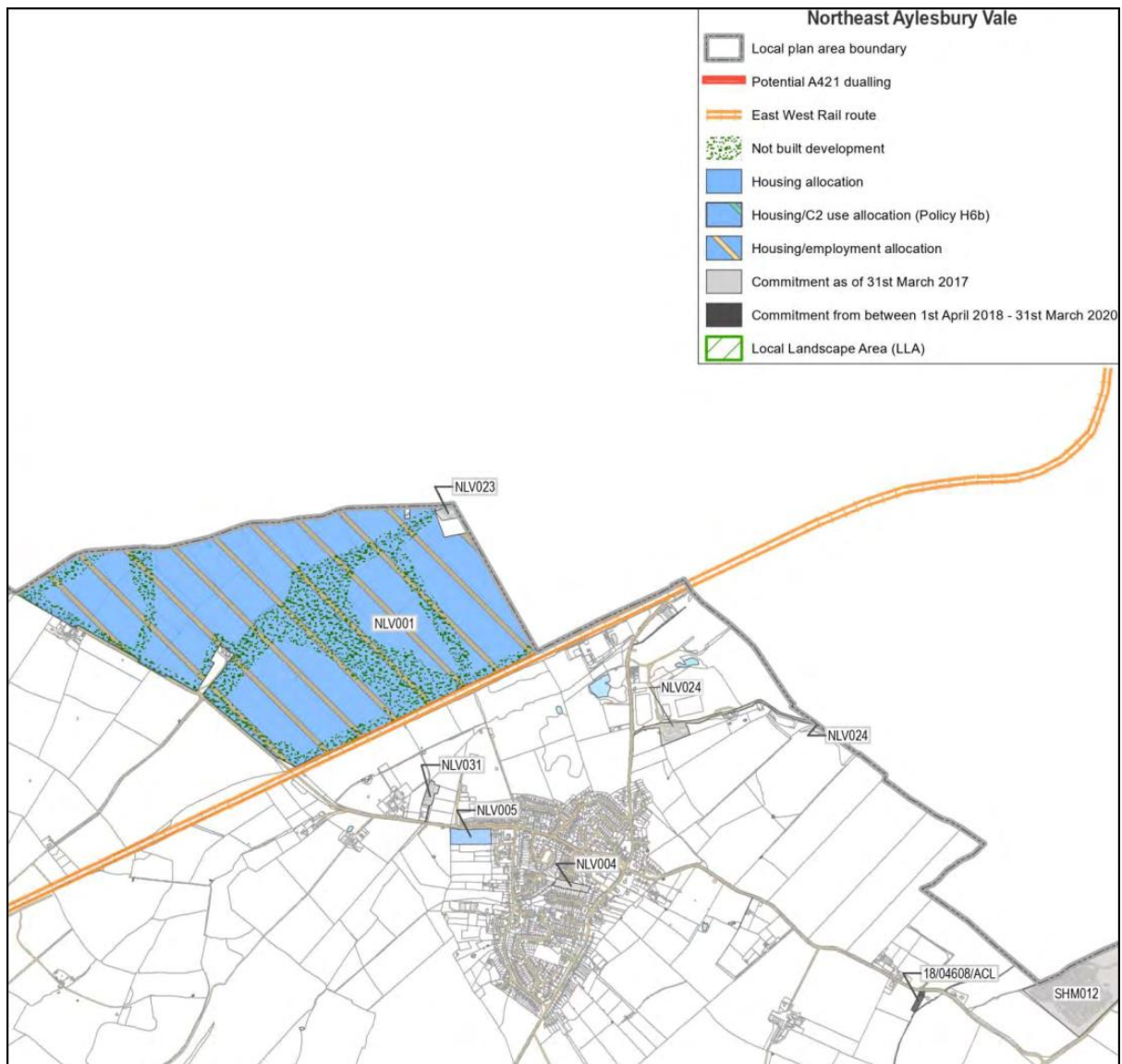


Figure 3.1. Inset policies map of North East Aylesbury Vale (Source: Vale of Aylesbury Local Plan 2021)

3.3 Evidence Base and other considerations

Aylesbury Vale Landscape Character Assessment (2008)

- 3.3.1 The Landscape Character Assessment classifies the varying landscapes across the district and identifies their key features. Newton Longville and its surroundings fall within the 4.8 Horwood Claylands and 4.9 Newton Longville - Stoke Hammond Claylands sub-areas of landscape character type 4: Undulating Clay Plateau.
- 3.3.2 The area is characterised by gently undulating to rolling landform and consists of heavy clay soils with mixed agricultural use. The landscape further consists of rectilinear field pattern with thorn hedge enclosures, a prominent feature introduced by an Act of Parliament in 1798. The area has limited woodland cover, but trees are a feature of some hedgerows.
- 3.3.3 A review of this character assessment in 2015 by LUC to support the preparation of the Local Plan⁶ has found that despite minor change in the 4.9 Newton Longville - Stoke Hammond Claylands sub-area since the on-site assessment fieldwork, the characterisation in the 2008 assessment is up to date and no changes to the assessment is required.

Aylesbury Vale Strategic Landscape and Visual Capacity Study (2017)

- 3.3.4 The study provides an indication of the capacity for a number of HELAA sites to accommodate development with consideration of landscape and visual impact and forms part of the evidence base of the Local Plan. The study further sets out mitigation measures to minimise potential adverse effects. The HELAA sites included in the study and within the NP area include: NLV001, NLV005, NLV008 and NLV020. All of these sites are considered to have some development potential subject to mitigation.

Newton Longville Conservation Area Appraisal (2006)

- 3.3.5 The Conservation Area Appraisal was prepared by AVDC to identify the important features of the Newton Longville Conservation Area, and to set out potential threats to its integrity and provide guidance for future development. The appraisal also identified minor changes to the conservation area's 1991 boundary.

⁶ LUC (2015) Landscape Advice to Aylesbury Vale DC [online] available at: aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Landscape-Advice-to-Aylesbury-Vale-DC.pdf

- 3.3.6 The appraisal identifies two separate areas of historic development in the village including a linear area along Westbrook End to the west and a linear area between London End, Moor End and Church End to the east which includes the Conservation Area. The area in-between these areas of historic development which historically formed a physical separation and were intrinsic to their rural and agricultural character, comprise dense post-war modern development. The conservation Area boundary and these areas of historic development are illustrated in **Figure 1.2**.
- 3.3.7 A number of key views are identified in the appraisal which are mostly along Drayton Road and Whaddon Road. Modern development is considered to have enveloped the historic area around the village green. Long distance views of the Conservation Area are therefore limited and only visible from the area to the south-east of Newton Longville and south-west of Stoke Road.
- 3.3.8 The green spaces and trees within the Conservation Area also make a strong contribution to its character and to the biodiversity of the village. In particular, the trees within the environs of the church and village green are considered to emphasise the historic core and create an attractive setting to views of individual historic buildings.

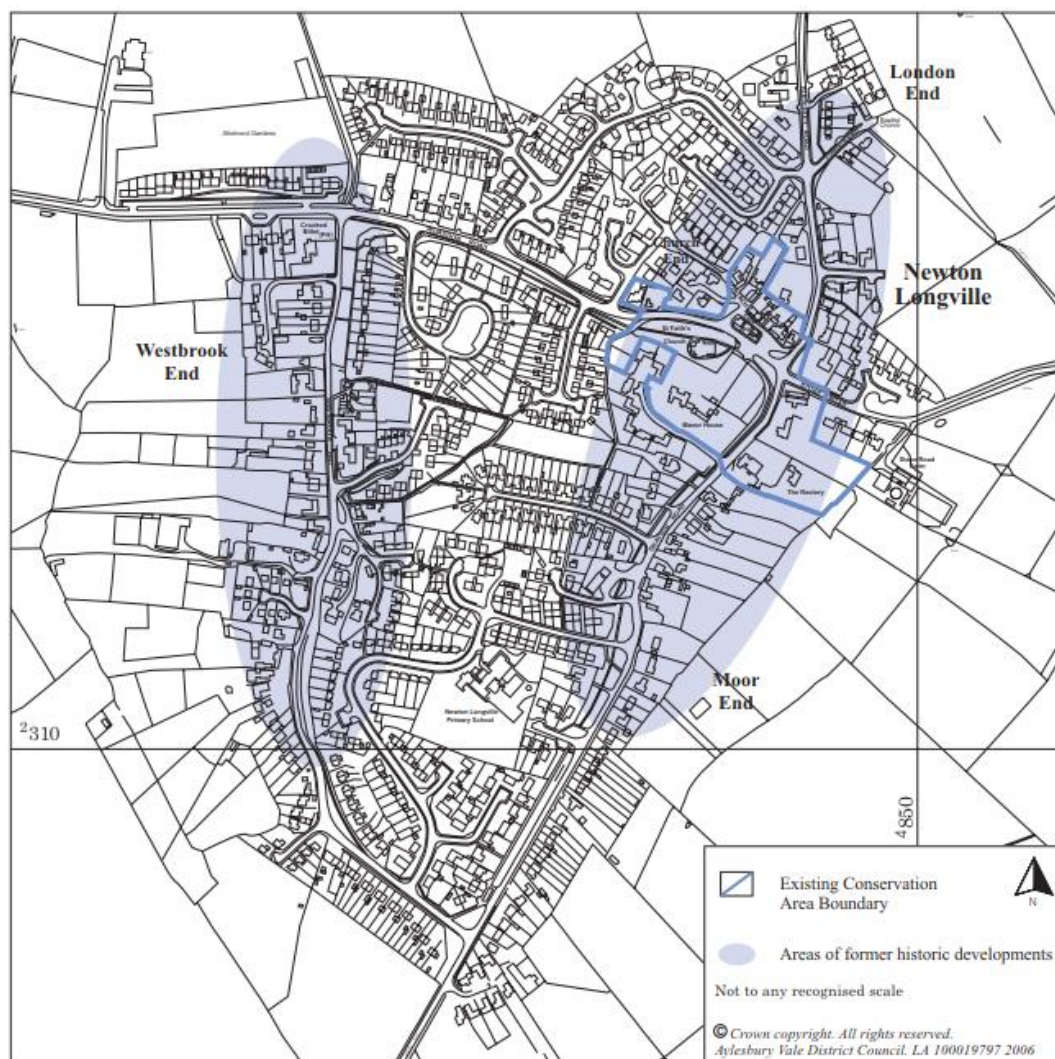


Figure 3.2. Newton Longville Conservation Area and areas of historic development (Source: Newton Longville Conservation Area Appraisal 2006)

Vale of Aylesbury Housing and Employment Land Availability Assessment (HELAA)

- 3.3.9 The Housing and Employment Land Availability Assessment (HELAA) is a technical background document to identify potential housing and employment sites. It sets out total deliverable and developable capacity within each settlement but also the nature of that supply including the split between undeveloped and previously developed land and the policy constraints on sites, including Green Belt. The HELAA is one of the major means of identifying sites and broad locations for growth, and forms part of the evidence base for an emerging Local Plan.
- 3.3.10 The most recent HELAA was published in March 2017 to support the preparation of the since adopted Vale of Aylesbury Local Plan. The HELAA identifies 26 sites in Newton Longville and assesses their suitability for potential allocation in the Local Plan.

4. Site Assessment

4.1 Sites included in the Assessment

4.1.1 The sites included in this assessment include all sites that have been identified through the site identification exercise, including 26 sites promoted through the HELAA, eight smaller sites derived from larger HELAA sites and four sites identified by the Parish Council. A total of 38 sites were identified for assessment.

4.1.2 **Table 4.1** below sets out the 33 sites taken forward for detailed assessment and their source and method of assessment. The table also sets out the five sites that do not require a detailed assessment and the reasons for which a detailed assessment is not required. All sites identified for assessment are illustrated in **Figures 4.1 - 4.5**.

Table 4.1. Sites Identified for Assessment

| AECOM Site Ref | PC Site Ref ⁷ | HELAA Ref | Site Name/Address | Source | Assessment method |
|----------------|--------------------------|----------------|---|--------|--|
| Site 1 | NL01 | NLV001 | Site west of Far Bletchley, at the south western edge of Milton Keynes. | HELAA | The site is allocated in the Local Plan and therefore suitable for development in principle. The site also has active planning permission for residential development (15/00314/AOP). However, as the site is allocated in the Local Plan, the site is unsuitable to be allocated in the Neighbourhood Plan. A detailed assessment is not required. |
| Site 2 | NL02 | NLV002 | Land between Pond Close and West Brook End. | HELAA | A review of HELAA conclusions is required. |
| Site 2A | NL03 | Part of NLV002 | Land north west of Drayton Road. | HELAA | A review of HELAA conclusions is required. |
| Site 2B | NL04 | Part of NLV002 | Land off Pond Close. | HELAA | A review of HELAA conclusions is required. |
| Site 2C | NL05 | Part of NLV002 | Land to the west of Westbrook End. | HELAA | A review of HELAA conclusions is required. |
| Site 3 | NL06 | NLV003 | Land south east of The Rectory, Drayton Road. | HELAA | A review of HELAA conclusions is required. |
| Site 4 | NL07 | NLV004 | Cobb Hall Road and Drayton Road. | HELAA | The site has active planning permission for residential development |

⁷ Parish Council site reference.

| | | | | | |
|---------|------|----------------|---|-------|--|
| | | | | | (15/02242/AOP) and therefore suitable in principle for development. The site would not need to be allocated in the NP, although support for development at this location could be demonstrated through an allocation. A detailed assessment is not required. |
| Site 5 | NL08 | NLV005 | Land south of Whaddon Road and west of Lower End. | HELAA | A review of HELAA conclusions is required. |
| Site 5A | NL09 | Part of NLV005 | Land south of Whaddon Road . | HELAA | The site is allocated in the Local Plan and therefore suitable in principle. The site also has active planning permission for residential development (20/02996/ADP). However, as the site is allocated in the Local Plan, the site is unsuitable to be allocated in the Neighbourhood Plan. A detailed assessment is not required. |
| Site 5B | NL10 | Part of NLV005 | Land south of Whaddon Road and west of Lower End. | HELAA | The northern part of the site is allocated in the Local Plan and therefore suitable in principle for development, but unsuitable for allocation in the Neighbourhood Plan. The remaining unallocated part of the site to be assessed through a review of HELAA conclusions. |
| Site 5C | NL11 | Part of NLV005 | Land behind 2 Lower End. | HELAA | A review of HELAA conclusions is required. |
| Site 5D | NL12 | Part of NLV005 | Land behind 3 Lower End. | HELAA | A review of HELAA conclusions is required. |
| Site 5E | NL13 | Part of NLV005 | Land behind 4 Lower End. | HELAA | A review of HELAA conclusions is required. |
| Site 6 | - | NLV006 | Land behind 23 Westbrook End. | HELAA | Part of the site including its access has been developed for housing. The remaining site area consists of garden land |

| | | | | | |
|---------|------|--------|--|-------|---|
| | | | | | and falls within the curtilage of several separate dwellings and does not have access. Site unsuitable for allocation in the Neighbourhood Plan. |
| Site 7 | NL14 | NLV008 | Land north of Stoke Road. | HELAA | A review of HELAA conclusions is required. |
| Site 8 | NL15 | NLV009 | National Grid Site - land to the north of Newton Longville. | HELAA | A review of HELAA conclusions is required. |
| Site 9 | NL16 | NLV010 | Brook Farm, Drayton Road. | HELAA | A review of HELAA conclusions is required. |
| Site 10 | NL17 | NLV011 | Land to the north of Stoke Road and west of Milton Keynes. | HELAA | A review of HELAA conclusions is required. |
| Site 11 | NL18 | NLV012 | Cowpasture Farm, Land north of Salden Farm and south of Newton Longville. | HELAA | A review of HELAA conclusions is required. |
| Site 12 | NL19 | NLV013 | Land to the north of Stoke Road and west of Milton Keynes (to the northeast of Stoke Road Junction). | HELAA | A review of HELAA conclusions is required. |
| Site 13 | NL20 | NLV014 | Land east and west of Whaddon Road. | HELAA | A review of HELAA conclusions is required. |
| Site 14 | NL21 | NLV015 | Land to the south east of Newton Longville. | HELAA | A review of HELAA conclusions is required. |
| Site 15 | NL22 | NLV017 | Land south of Whaddon Road, east of Thick Thorn Farm. | HELAA | A review of HELAA conclusions is required. |
| Site 16 | NL23 | NLV018 | Springfield Farm and fields to rear, Land off Drayton Road. | HELAA | A review of HELAA conclusions is required. |
| Site 17 | NL24 | NLV019 | Land between Manor Farm and railway line, Whaddon Road. | HELAA | A review of HELAA conclusions is required. |
| Site 18 | NL25 | NLV020 | Land at Weasel's Lodge, surrounding farm land. | HELAA | A review of HELAA conclusions is required. |
| Site 19 | NL26 | NLV023 | Dagnall House and adjoining land. | HELAA | Part of the site has active planning permission for residential development (19/02126/AOP) and therefore suitable for development in principle. The remaining part of the site has not been assessed in the HELAA. Detailed assessment required for part of site without |

| | | | | | |
|---------|------|--------|---|-----------------|---|
| | | | | | planning permission (pro-forma). |
| Site 20 | NL27 | NLV024 | Landfill Site, Bletchley Road. | HELAA | A review of HELAA conclusions is required. |
| Site 21 | - | NLV026 | Garage Site, Brookfield Road. | HELAA | The site has been comprehensively developed for housing. Site unsuitable for allocation in the Neighbourhood Plan. |
| Site 22 | NL28 | NLV027 | Land rear of 39-51 Drayton Road. | HELAA | A review of HELAA conclusions is required. |
| Site 23 | NL29 | NLV028 | Kysons, Land east of Newton Longville. | HELAA | A review of HELAA conclusions is required. |
| Site 24 | NL30 | NLV029 | Land east of Bletchley Road, Bletchley. | HELAA | A review of HELAA conclusions is required. |
| Site 25 | NL31 | NLV030 | Land rear of 58 Westbrook End. | HELAA | A review of HELAA conclusions is required ⁸ |
| Site 26 | NL32 | NLV031 | Hammond Farm, Whaddon Road. | HELAA | A review of HELAA conclusions is required. |
| Site 27 | NL36 | - | Land rear of 19-29 Drayton Road. | Submitted to PC | Detailed assessment (pro-forma) |
| Site 28 | NL37 | - | Hammond Farm and fields, Whaddon Road. | Call for Sites | Detailed assessment (pro-forma) |
| Site 29 | NL38 | - | Land north of Manor Farm, Whaddon Road. | Call for Sites | Detailed assessment (pro-forma) |
| Site 30 | NL39 | - | Land north of Whaddon Road. | Call for Sites | Detailed assessment (pro-forma) |

⁸ Please note that whilst the HELAA conclusions refer to the site having insufficient space for at least 5 homes, this reference does not relate to the housing capacity of the site in relation to its size. The site has been assessed in the HELAA and a review of the HELAA conclusions is considered appropriate to assess the suitability of this site for allocation in the NP.

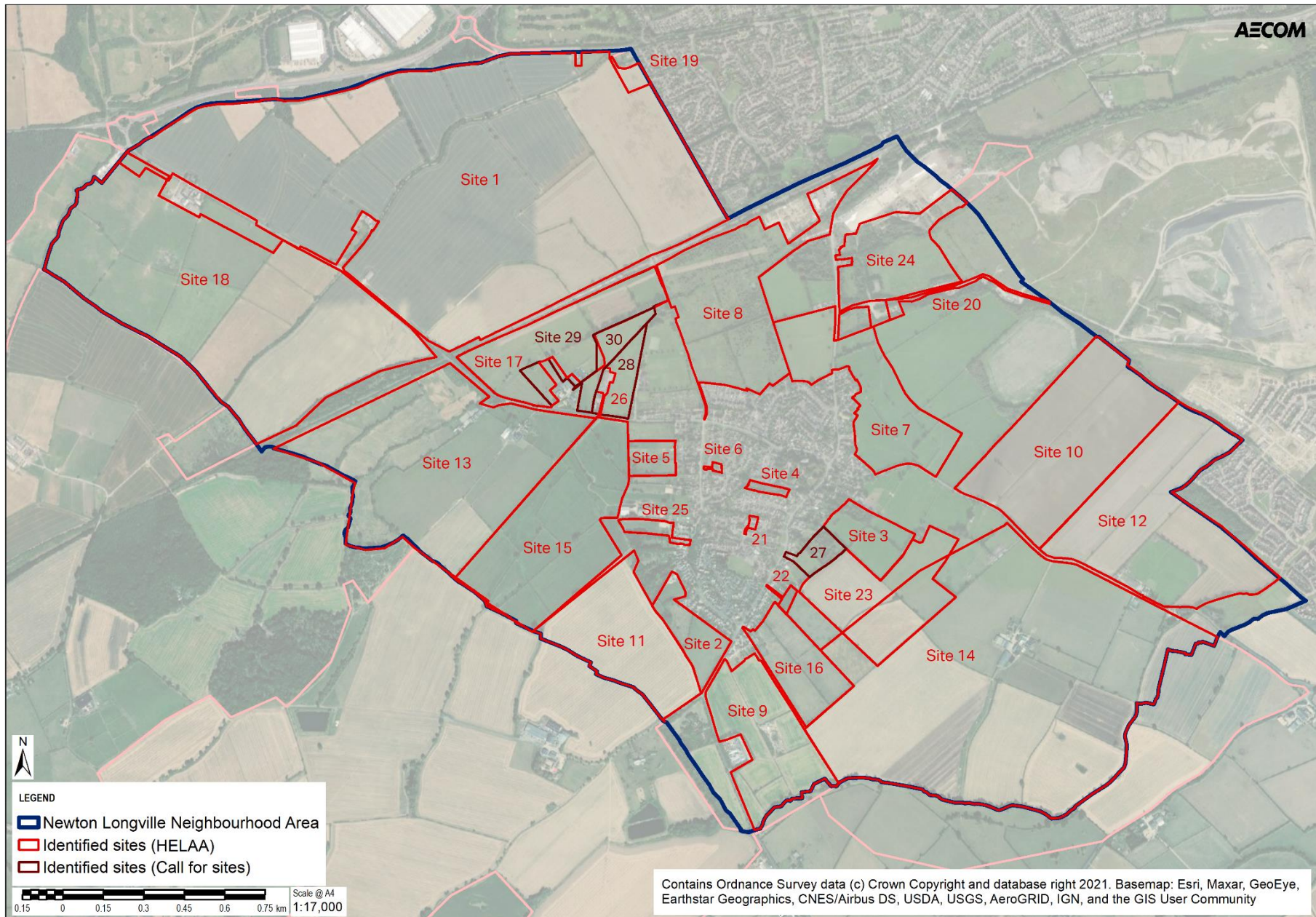


Figure 4.1. Map showing sites included in the assessment

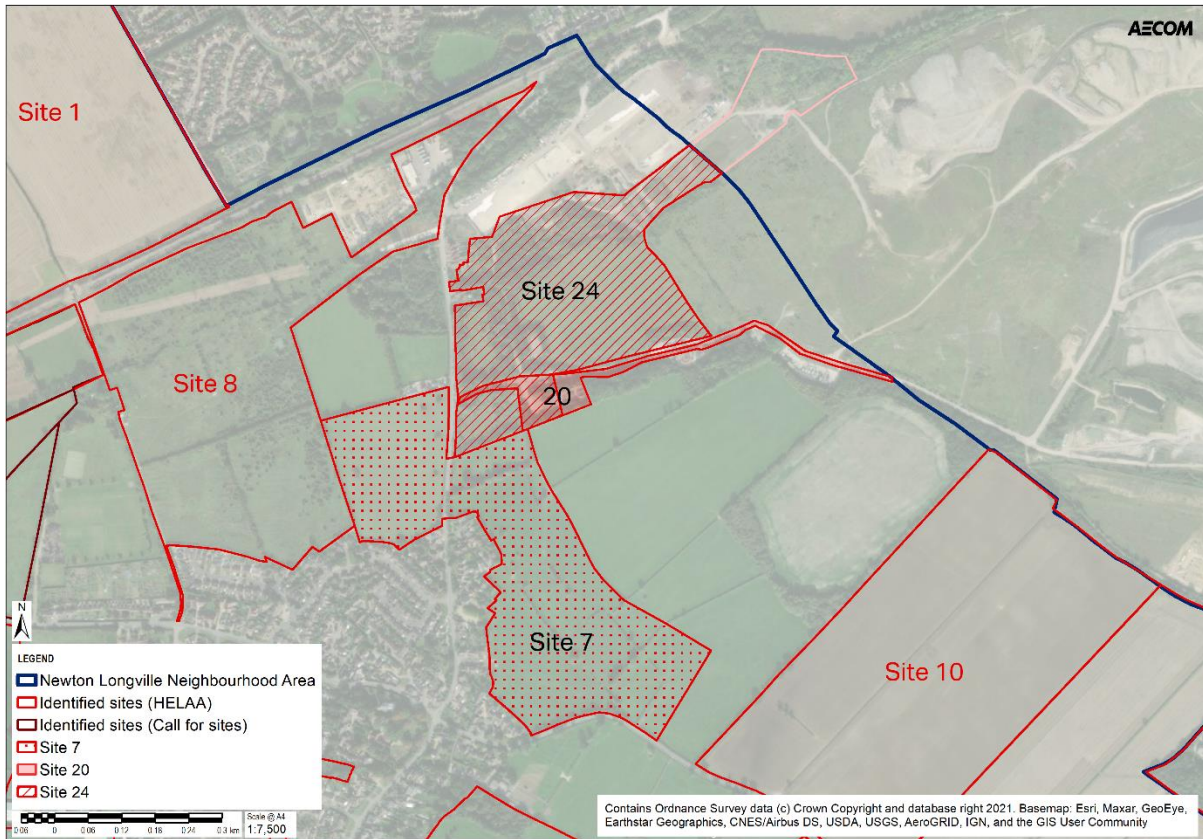


Figure 4.2. Detailed map showing sites to the north east included in the assessment

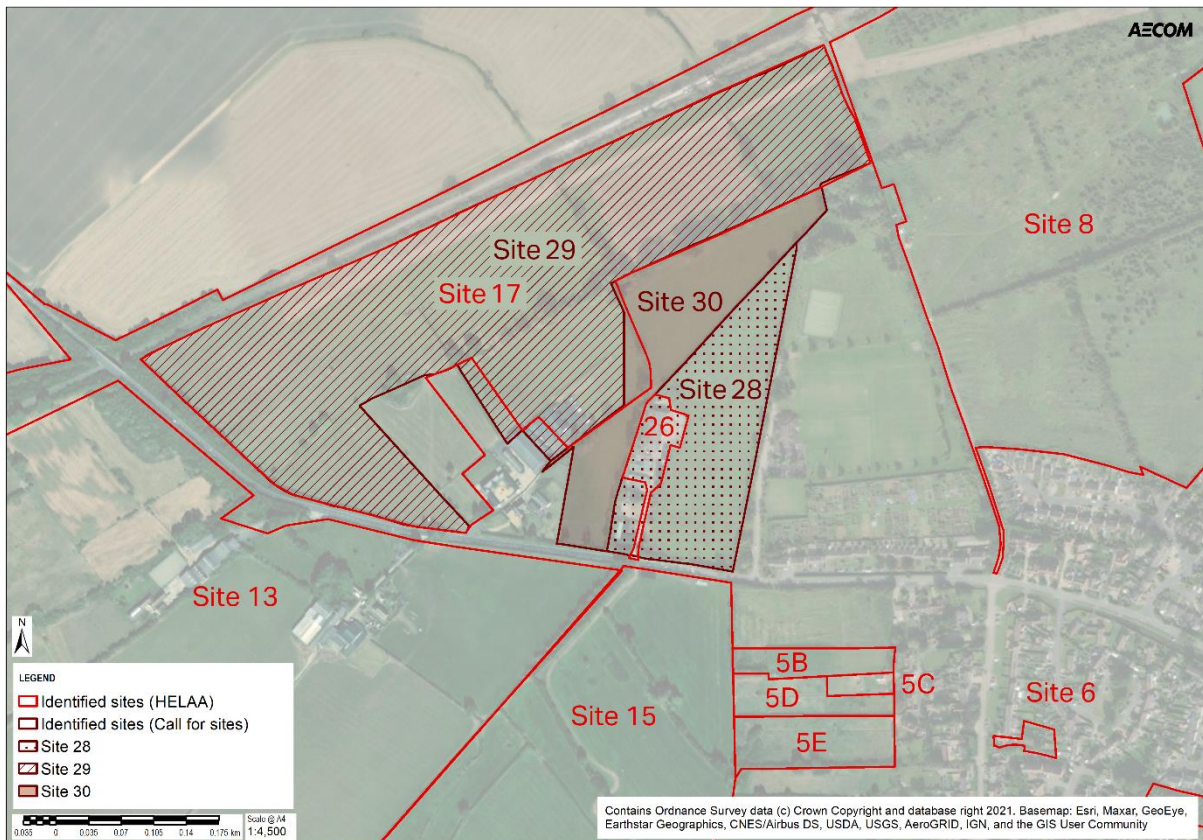


Figure 4.3. Detailed map showing sites to the north west included in the assessment

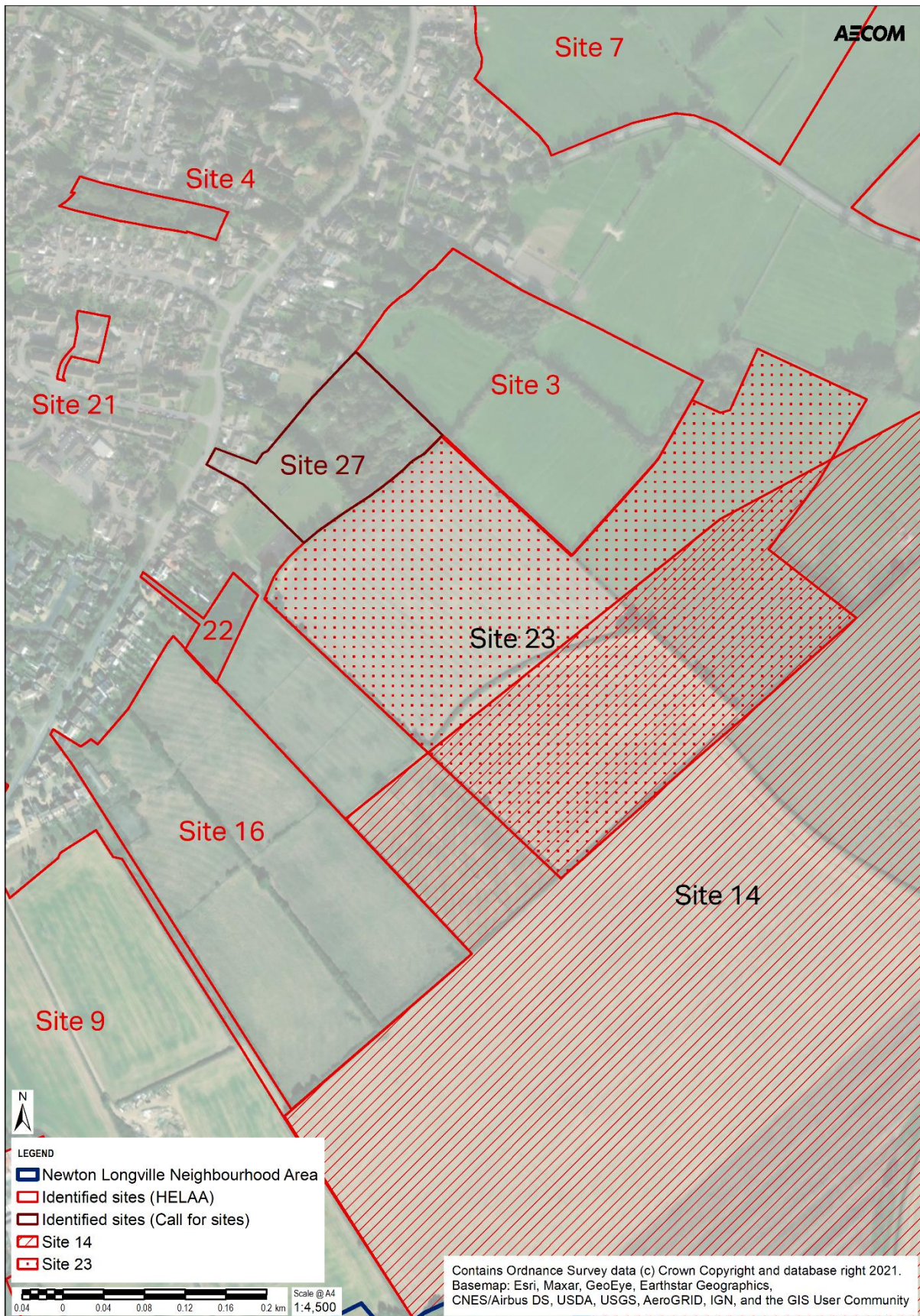


Figure 4.4. Detailed map showing sites to the south east included in the assessment



Figure 4.5. Detailed map showing sites to the south west included in the assessment

4.2 HELAA Assessment review

- 4.2.1 For the sites identified and assessed through the HELAA, this site assessment reviews the assessment carried out by AVDC (now replaced by Buckinghamshire Council) in 2017 and provides comments on whether these conclusions would apply in the neighbourhood planning context. The assessment does not include sites with planning permission, built out or allocated in the Local Plan.
- 4.2.2 The outcome of this review is set out in the HELAA Review Table in **Appendix A.1**. The review concludes that for most sites assessed, the conclusions in the HELAA are considered valid and can be applied in the NP context.
- 4.2.3 The review concludes that two sites assessed in the HELAA are potentially suitable for allocation in the NP, subject to identified constraints being addressed. These sites are:
- Site 2C Land to the west of Westbrook End is considered suitable for a single dwelling subject to suitable access; and
 - Site 5B Land south of Whaddon Road and west of Lower End (southern part) is considered suitable subject to suitable access.
- 4.2.4 The remaining HELAA sites are considered unsuitable for allocation in the NP.

4.3 Detailed Assessment findings

- 4.3.1 A detailed site assessment has been undertaken for the sites not assessed through the HELAA. The full assessment of these sites is contained in the pro-formas in **Appendix A.2**.
- 4.3.2 The detailed assessment concludes that of the five sites assessed, a single site (Site 19) is considered to be appropriate for housing allocation in the NP with a capacity to deliver approximately 26 homes. The remaining four sites are unsuitable for allocation in the Plan.

4.4 Site assessment summary

- 4.4.1 A summary of the site assessment conclusions for all 33 sites assessed in detail in this report is set out in Table 4.2 accompanied with a RAG rating to indicate the potential suitability of a site for allocation in the NP.

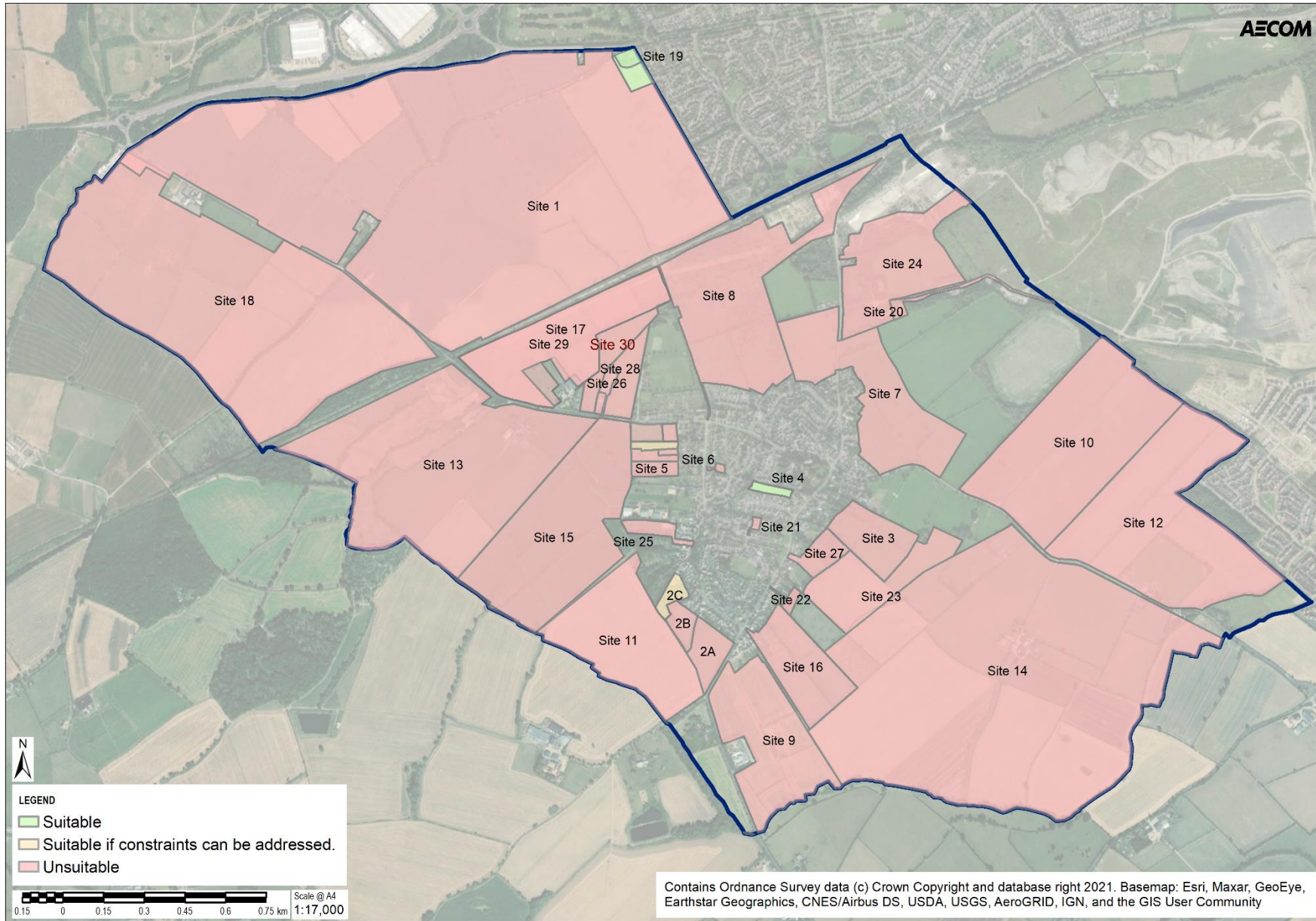


Figure 4.6. Map showing site assessment outcomes

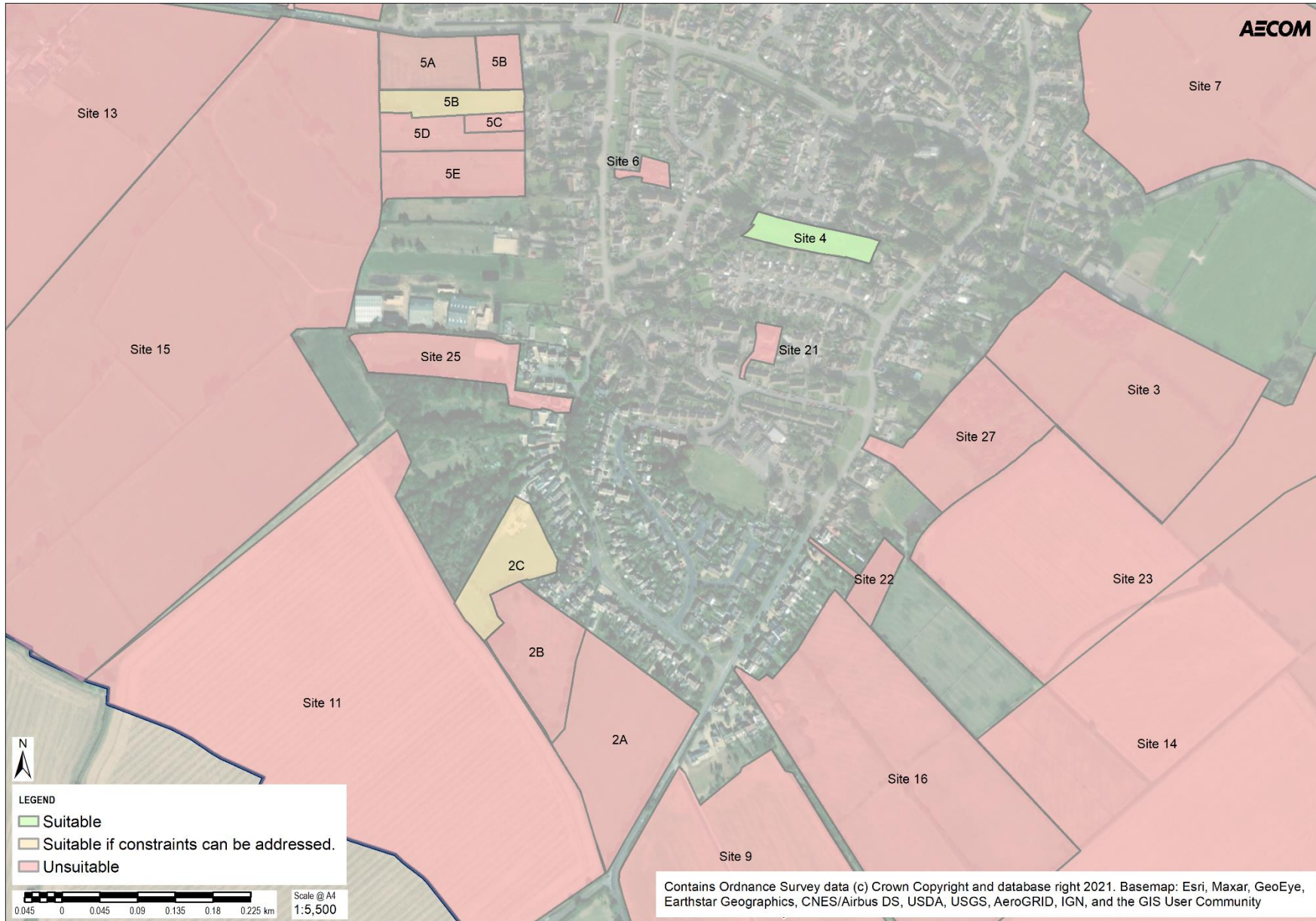


Figure 4.7. Detailed map showing site assessment outcomes

Table 4.2. Site Assessment Summary Table

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|--|------------|--------|--|--------------|---|--|---|-----------------------------|
| Site 2 | Land between Pond Close and Westbrook End. | 4.6ha | HELAA | Part previously developed land and part greenfield | Housing | 138 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site is mostly open in character to the south east and has high intervisibility with the surrounding landscape. Development at this location would also extend the built up area into open countryside and significantly change the built character of the village. The site as a whole is not suitable for allocation in the NP. The suitability of smaller parcels within the site has been considered below (Sites 2A to 2C). | Unsuitable |
| Site 2A | Land north west of Drayton Road. | 2.5ha | HELAA | Greenfield | Housing | 75 | 0 | A suitable access to the site can be provided off Drayton Road through an upgrade to the existing field access. The site parcel is open in character with high intervisibility with the surrounding landscape, especially along its southern edge. Development on this site including at a small scale adjacent to the existing built up area would cause a linear unrestricted extension to the settlement. The introduction of landscape features to enclose development would reduce this effect but cause harm to landscape character through the unnatural subdivision of the site. This site parcel is not suitable for allocation in the NP. | Unsuitable |

⁹ The indicative housing capacity has been calculated using the HELAA methodology of 30 dwellings per hectare.

¹⁰ The assessed site capacity has been calculated using the methodology set out in Section 2.5 of this report. 30 dwellings per hectare is set as a baseline to the approximate area of the site considered appropriate for allocation in the NP. The portion of the site developable for residential use is then reduced based on the site size to take account of site specific constraints and other factors. Where sites are considered unsuitable for allocation, no capacity figure is provided.

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|------------------------------------|------------|--------|--|--------------|---|--|---|--|
| Site 2B | Land off Pond Close. | 1.27ha | HELAA | Greenfield | Housing | 38 | 0 | A suitable access to the site parcel can be provided by reconfiguring the existing access via Pond Close. Whilst the site is well defined by boundary trees and hedges, the settlement area to the south of Newton Longville is defined by a strong settlement edge. Development on this site would appear as an intrusion into the countryside, adversely affecting the form and character of the settlement, particularly since the landform rises south of the existing dwellings. This site parcel is not suitable for allocation in the NP. | Unsuitable |
| Site 2C | Land to the west of Westbrook End. | 1.04ha | HELAA | Part previously developed land and part greenfield | Housing | 31 | 1 | This site parcel is accessed from a shared driveway with 68 Westbrook End. The single track driveway provides access to the paddock and stable for horses to the rear of the dwelling, which form part of the site area. The existing access is unsuitable for any substantial development, as it is unable to accommodate a two-way road with a footpath and due to restrictive visibility splays. Built development that exceeds the existing footprint of the stables would also appear as an unrestricted intrusion into the countryside beyond an established settlement edge. The site area comprising the existing stables is considered suitable for a single dwelling (through conversion or reconstruction) subject to suitable access being established. | Suitable for a single dwelling subject to suitable access. |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|------------|--------|------------|--------------|---|--|--|-----------------------------|
| Site 3 | Land south east of The Rectory, Drayton Road. | 5.08ha | HELAA | Greenfield | Housing | 152 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site does not have existing vehicular access and it is unclear how a suitable access can be provided. The site is defined with strong natural boundaries. However, development would result in an unsympathetic extension to the densely built up area of Newton Longville into the countryside, which would change the form and character of the settlement. There is also potential for development to cause harm to landscape character, the setting of the adjacent conservation area and the onsite deciduous woodland habitat. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 5 | Land south of Whaddon Road and west of Lower End. | 2.58ha | HELAA | Greenfield | Housing | 77 | 0 | <p>The conclusions in the HELAA are considered valid and can be applied in the NP context. The land to the north of the assessed Site 5 area is allocated in the Local Plan (Policy D2). Whilst the Local Plan site allocation would strengthen the existing linear extension of the built up area along Whaddon Road into open countryside, the Local Plan sets out requirements for development on the site allocation to include boundary treatments which should help ensure development is contained.</p> <p>Development on the site would extend the settlement area in a non-organic form which causes harm to the historic linear character of the built environment along Westbrook End to the east and the overall built character and form of the village. The harm caused from the Local Plan site allocation is established. The comprehensive development of this site would significantly exacerbate this and thus alter (potentially in a sporadic form) and cause harm to the historic form and character of the built up area.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|------------|--------|------------|--------------|---|--|---|--------------------------------------|
| | | | | | | | | <p>The site is also broadly open in character and most of the site area has high intervisibility with the surrounding landscape. The comprehensive development of the site would further result in the loss of a unique stripped field pattern.</p> <p>The site as a whole is not suitable for allocation in the NP. The suitability of smaller parcels within the site has been considered below (Sites 5B to 5E).</p> | |
| Site 5B | Land south of Whaddon Road and west of Lower End (southern part). | 0.87ha | HELAA | Greenfield | Housing | 26 | 20 | <p>This site parcel is adjacent to the Local Plan site allocation. Similar to the site area allocated in the Local Plan, site parcel 5B benefits from lower intervisibility with the surrounding landscape and some enclosure from a dense hedgerow along the western boundary. Development on site parcel 5B should further be able to maintain the stripped field pattern, including the boundary between the Local Plan site allocation and site parcel.</p> <p>In terms of access, a suitable access can potentially be provided to site parcel 5B from the existing Local Plan site allocation to the north.</p> <p>Parcel 5B is considered suitable if a suitable access can be provided, as this site area is fairly contained and will form a small and sensitive extension to the existing Local Plan site allocation to the north.</p> <p><i>Note: the boundary of Site 5B also includes a field to the north-east which is included in the Local Plan allocation and is therefore unsuitable for allocation in the Neighbourhood Plan.</i></p> | Suitable subject to suitable access. |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|--------------------------|------------|--------|--|--------------|---|--|--|-----------------------------|
| Site 5C | Land behind 2 Lower End. | 0.16ha | HELAA | Part previously developed land and part greenfield | Housing | 4 | 0 | <p>This site parcel is more open in character and has higher intervisibility with the surrounding landscape. Development on this site parcel should be able to maintain the stripped field pattern. However, this parcel would result in backland development which would appear as a linear extension of the built up area into open countryside. Therefore, causing harm to the townscape and landscape character of Newton Longville.</p> <p>This site parcel also does not have existing vehicular access and it is unclear how a suitable access can be provided. This site parcel is considered unsuitable for allocation in the NP.</p> | Unsuitable |
| Site 5D | Land behind 3 Lower End. | 0.59ha | HELAA | Greenfield | Housing | 17 | 0 | <p>This site parcel is more open in character and has higher intervisibility with the surrounding landscape. Development on this site parcel should be able to maintain the stripped field pattern. However, this parcel would result in backland development which would appear as a linear extension of the built up area into open countryside. Therefore, causing harm to the townscape and landscape character of Newton Longville.</p> <p>This site parcel also does not have existing vehicular access and it is unclear how a suitable access can be provided. This site parcel is considered unsuitable for allocation in the NP.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---------------------------|------------|--------|------------|--------------|---|--|--|-----------------------------|
| Site 5E | Land behind 4 Lower End. | 0.96ha | HELAA | Greenfield | Housing | 28 | 0 | <p>This site parcel benefits from strong boundaries to the north and south, which provide some enclosure and reduce its intervisibility with the surrounding landscape. Development on this site parcel should be able to maintain the stripped field pattern. However, this parcel would result in backland development which would appear as a linear extension of the built up area into open countryside. Therefore, causing harm to the townscape and landscape character of Newton Longville.</p> <p>This site parcel also does not have existing vehicular access and it is unclear how a suitable access can be provided. This site parcel is considered unsuitable for allocation in the NP.</p> | Unsuitable |
| Site 7 | Land north of Stoke Road. | 17.11ha | HELAA | Greenfield | Housing | 70 | 0 | <p>A suitable access to both site parcels can be provided from Bletchley Road, Home Farm and Stoke Road. The built up area adjacent to the site is defined with strong natural boundaries and in most part with enclosed development that does not relate to the adjacent open countryside. Therefore, development at this location would extend the built up area into open countryside in a non-organic form and significantly change the built character of the village.</p> <p>The HELAA assesses the site as a whole for its potential as a strategic allocation which could include substantial landscape impact mitigation. However, when developed at a smaller scale to meet local needs for the NP, development would appear as an insensitive minor intrusion into open countryside and would not relate well to the village.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|---|--------|--|--------------|---|--|---|-----------------------------|
| | | | | | | | | This site is considered unsuitable for allocation in the context of the NP. | |
| Site 8 | National Grid Site - land to the north of Newton Longville. | 23.46ha | HELAA | Part previously developed land and part greenfield | Housing | 703 | 0 | <p>The conclusions in the HELAA are considered valid and can be applied in the NP context. The site extends to the north of Newton Longville, with existing access off Bletchley Road (to the north east) and a single lane track off Whaddon Road (to the south), with the latter unsuitable to accommodate any significant development.</p> <p>Part of the northern part of the site is in temporary use to facilitate the construction of East West Rail. Development on feasible parcels of available land in the northern part of the site would likely experience amenity issues in the short term in relation to construction and from the operational railway in the longer term. Development on the southern part of the site would extend beyond a strongly defined settlement edge into open countryside.</p> <p>Development on the site would also cause coalescence between Bletchley and Newton Longville, exacerbated by the permitted strategic housing allocation to the north of the site. The site is not suitable for allocation in the NP.</p> | Unsuitable |
| Site 9 | Brook Farm, Drayton Road. | 16.5ha (of which 15.2ha within NP area) | HELAA | Greenfield | Housing | 495 (456 within NP area) | 0 | <p>The conclusions in the HELAA are considered valid and can be applied in the NP context. The site extends in a linear form to the south of Newton Longville and development (including at a lower scale) would extend beyond a defined settlement edge and appear as an intrusion of built development into open countryside. The site is not suitable for allocation in the NP.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|--------------------------------------|--------|--|--------------|---|--|--|-----------------------------|
| Site 10 | Land to the north of Stoke Road and west of Milton Keynes. | 28.3ha | HELAA | Greenfield | Housing | 849 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site falls outside the built up area of Newton Longville and its development will result in a sporadic form of development in the open countryside, with high intervisibility with the surrounding undisturbed landscape and in conflict with the contained character of the settlement. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 11 | Cowpasture Farm, Land north of Salden Farm and south of Newton Longville. | 250ha (of which 17ha within NP area) | HELAA | Greenfield | Housing | 7,500 (510 within NP area) | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. With the exception of a small area to the north, the site is not connected to the built up area of Newton Longville and its development will appear as a sporadic form of development in open countryside, with high intervisibility with the surrounding undisturbed landscape and in conflict with the contained character of the settlement. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 12 | Land to the north of Stoke Road and west of Milton Keynes. | 32.3ha | HELAA | Greenfield | Housing | 966 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site mostly adjoins an area of woodland which defines the development at Newton Leys. Development on this site would appear as an intrusion of built development beyond existing strong settlement boundaries into the open countryside. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 13 | Land east and west of Whaddon Road. | 46.9ha | HELAA | Part previously developed land and part greenfield | Housing | 1,407 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site falls outside the main built up area of Newton Longville and its development will result in a sporadic form of development in the open countryside, which does not form a natural extension to the proposed urban extension to the north or Newton Longville. | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|--|--------|------------|--------------|---|--|---|-----------------------------|
| | | | | | | | | <p>Development on this site along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village. The site also has high intervisibility with the surrounding undisturbed landscape.</p> <p>The northern part of the site is adjacent to an existing railway line which will form part of the East West Rail route, but potential long-term adverse effects on amenity can likely be mitigated through sensitive design (especially where development is sited on the eastern part of the site). Part of the site to the north along Whaddon Road, to the west and a linear area along the railway line form temporary and permanent landtake for East West Rail. However, this should not impede development on the site.</p> <p>The site is also adjacent to deciduous woodland and other ecologically important habitats, but potential adverse effects can likely be mitigated with some potential for enhancements. The site is not suitable for allocation in the NP.</p> | |
| Site 14 | Land to the south east of Newton Longville. | 150ha (of which 98.8ha within NP area) | HELAA | Greenfield | Housing | 4,500 (2,964 within NP area) | 0 | <p>The conclusions in the HELAA are considered valid and can be applied in the NP context. The site falls outside the built up area of Newton Longville and its development will result in a sporadic form of development in open countryside, with high intervisibility with the surrounding undisturbed landscape and in conflict with the contained character of the village. The site is not suitable for allocation in the NP.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|------------|--------|--|--------------|---|--|---|-----------------------------|
| Site 15 | Land south of Whaddon Road, east of Thick Thorn Farm. | 25.9ha | HELAA | Greenfield | Housing | 777 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site extends in a linear form to the west of Newton Longville and development (including at a smaller scale along Whaddon Road) would extend beyond a contained built up area and appear as an intrusion of built development into open countryside. The site also has high intervisibility with the surrounding landscape. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 16 | Springfield Farm and fields to rear, Land off Drayton Road. | 8.04ha | HELAA | Part previously developed land and part greenfield | Housing | 241 | 0 | The site extends in a linear form to the south east of Newton Longville and the comprehensive development of the site would significantly change the built character of the settlement and appear as an intrusion of built development into open countryside. A small site area of previously developed land (stables) which aligns with existing development to the west is potentially suitable for a single dwelling, subject to suitable access. However, it is currently unclear how a suitable access can be provided and therefore a smaller site area is also considered not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|---|--------|--|--------------|---|--|---|-----------------------------|
| Site 17 | Land between Manor Farm and railway line, Whaddon Road. | 15ha | HELAA | Part previously developed land and part greenfield | Housing | 450 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site is not connected to the main built up area of Newton Longville and its development would result in a sporadic form of development in the countryside, which does not form a natural extension to the proposed urban extension to the north or Newton Longville. Development on this site along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village. A large part of the site to the north east and along the railway line forms part of the landtake for East West Rail. This should not impede development to the east and south of the site. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 18 | Land at Weasel's Lodge, surrounding farm land. | 76.5ha (of which 68.9ha within NP area) | HELAA | Greenfield | Housing | 2,295 (2,067 within NP area) | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. Development on this site would appear as an intrusion of built development into the open countryside beyond existing strong settlement boundaries, including the proposed strategic housing site to the east which is contained by Whaddon Road. The site further has high intervisibility with the surrounding landscape. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|-----------------------------------|------------|--------|------------|--------------|---|--|--|-----------------------------|
| Site 19 | Dagnall House and adjoining land. | 0.89ha | HELAA | Greenfield | Housing | 26 | 21 | <p>The site is adjacent to the main built up area of Bletchley. It is currently highly exposed in an open agricultural landscape, but it is adjacent to a Local Plan strategic allocation (Local Plan Policy D2) which has recently been granted outline planning permission. In that context, the site will become enclosed by new development, and future development of this site would involve the infilling of an undeveloped gap within a dense built-up area. Development on the site is therefore not likely to adversely affect landscape character or visual amenity, but would benefit from good access to new services and facilities as part of the urban extension and to existing communities and services.</p> <p>The site is currently accessed from a gate off Weasel Lane. Whilst the existing access is unsuitable, a suitable access to the site is proposed as part of permitted development proposals for the site to the north (19/02126/AOP). The site does however fall within an area known to include Iron Age/ Early Roman enclosures and thus a detailed archaeological assessment would likely be required.</p> <p>The site is considered appropriate for allocation for housing, in the context of the adjacent proposed development and strategic allocation. The site does not relate closely with the village of Newton Longville and thus may not be best suited to address local housing needs.</p> | Appropriate for allocation. |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|--|------------|--------|---------------------------|--------------|---|--|---|-----------------------------|
| Site 20 | Landfill Site, Bletchley Road. | 1.67ha | HELAA | Previously developed land | Housing | 50 | 0 | The site has planning permission for employment use. It is unclear to what extent the permission has been implemented. The developable area of the site is enclosed by woodland, with obscured views. However, residential development will result in a sporadic form of development which does not related to existing communities and the built up area of Newton Longville and Bletchley. Residential development would also result in the loss of employment use and may not be viable, subject to the scale of potential remediation works required. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 22 | Land rear of 39-51 Drayton Road. | 0.39ha | HELAA | Greenfield | Housing | 11 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site is defined by strong natural boundaries. However, the site is a greenfield site to the rear of an existing row of housing along a section of the settlement edge which is not impeded by backland development. Development on the site would therefore adversely change the character of the settlement and appear as a minor intrusion into the countryside. The existing access is insufficient to provide two-way access and it has limited visibility. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 23 | Kysons, Land east of Newton Longville. | 1.5ha | HELAA | Greenfield | Housing | 45 | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site does not have existing vehicular access and it is unclear how a suitable access can be provided. The development of the site would result in a sporadic form of development in open countryside, causing harm to landscape character and adversely altering the form and character of the built up area. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|---|----------------|--|--------------|---|--|---|-----------------------------|
| Site 24 | Land east of Bletchley Road, Bletchley. | 17.9ha (of which 13.7ha within NP area) | HELAA | Part previously developed land and part greenfield | Housing | 537 (411 within NP area) | 0 | The conclusions in the HELAA are considered valid and can be applied in the NP context. Residential development will result in a sporadic form of development which does not relate to existing communities and the built up area of Newton Longville and Bletchley. Therefore, the site is not suitable for allocation in the NP. | Unsuitable |
| Site 25 | Land rear of 58 Westbrook End. | 1.13ha | HELAA | Part previously developed land and part greenfield | Housing | 33 | 0 | The site is accessed from a single lane driveway to 58 Westbrook End. The existing access is narrow and has limited visibility splays and it is unclear how a suitable access can be provided. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 26 | Hammond Farm, Whaddon Road. | 0.13ha | HELAA | Previously developed land | Housing | 3 | 0 | The site is within employment use and has retrospective planning permission for business, general industry and distribution use (20/03148/APP). The residential use of this site would therefore result in the loss of employment use. | Unsuitable |
| Site 27 | Land rear of 19-29 Drayton Road. | 1.9ha | Call for Sites | Greenfield | Housing | 57 | 0 | The site is adjacent to the main built up area of Newton Longville and its development would result in some loss of greenfield land. There is no existing vehicular access to the site area behind the dwelling. However, a suitable access can likely be provided through the loss of the existing dwelling. The site also has good access to bus stops and the village primary school, although other services and facilities are further afield. | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|--|------------|----------------|---|--------------|---|--|--|-----------------------------|
| | | | | | | | | <p>The eastern part of the site includes an area of deciduous woodland. The remaining site area further includes hedgerows and other green infrastructure of potential ecological value, with potential to support protected species or ecological connectivity to and from the deciduous woodland habitat and the wider countryside. A detailed ecological assessment is required to fully understand the ecological value of the site. However, it is likely that potential effects can be mitigated in the southern part of the site through sensitive design and by preserving green corridors along the site perimeter.</p> <p>Development on the site would alter the historic linear pattern of development along Drayton Road by forming backland development. This would change the character and form of the settlement to the east and appear as a minor intrusion of built development into the countryside. This conclusion is also consistent with the approach in the HELAA which considers other sites along this side of the village to be unsuitable due to impact of backland development on settlement character.</p> <p>The site is considered unsuitable for allocation.</p> | |
| Site 28 | Hammond Farm and fields, Whaddon Road. | 3.45ha | Call for Sites | Mixture of greenfield and previously developed land | Housing | 103 | 0 | <p>The site is adjacent to the main built up area of Newton Longville and its development would result in some loss of greenfield land. The existing site access is unsuitable, but a suitable access can likely be provided through the widening of the existing access off Whaddon Road. The site is also adjacent to Hammond Park and is within a walkable distance to the village shop and bus stops, although school are distant.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|---|------------|----------------|--|--------------|---|--|--|-----------------------------|
| | | | | | | | | <p>The southern part of the site has a planning application for 57 residential dwellings (19/04367/AOP submitted in 2019, not yet determined). Otherwise, the western part of the site comprises B1/ B8 business use, with residential development likely to result in the loss of this employment use.</p> <p>The site is visually open in character and its development will form a linear extension of the densely built up area of Newton Longville into the countryside, which would adversely change the form and character of the settlement. The development of the site will also increase coalescence between Newton Longville and Bletchley, exacerbated by the permitted strategic allocation to the south of Bletchley which once developed would considerably reduce the gap between the settlements.</p> <p>The site is considered unsuitable for allocation.</p> | |
| Site 29 | Land north of Manor Farm, Whaddon Road. | 14.5ha | Call for Sites | Part previously developed land and part greenfield | Housing | 435 | 0 | <p>The site does not adjoin the main built up area of Newton Longville and its development will result in the loss of greenfield land. A large part of the site to the north east and along the railway line forms part of the landtake for East West Rail. This should not impede development to the east and south of the site. Once operational, there is potential for the rail route to have long-term adverse effects on amenity, but effects can likely be mitigated through sensitive design and by siting development away from the rail route.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|-----------|------------|--------|-----------|--------------|---|--|--|-----------------------------|
| | | | | | | | | <p>There is no existing vehicular access to the site, but a suitable access can likely be provided from Whaddon Road. Whilst there is a public right of way to the north east of the site, this path is unpaved and in a poor condition and would require significant improvement. There is also no existing footpath along Whaddon Road and the road is unsuitable for use by pedestrians. Residential development at this location would also be distant from existing community services and facilities, although there are some opportunities for the site to benefit from new provision in the strategic allocation to the north.</p> <p>The site is intersected by a watercourse and hedgerows which forms a linear area of fluvial and surface water flood risk. This should not undermine the deliverability of most of the site. However, this linear area is likely to be of high ecological value and has potential to be supporting protected species. There is therefore potential for development to cause harm to these habitats through loss of habitat and recreational pressures. A detailed ecological assessment should be carried out before the submission of a planning application.</p> <p>Residential development on the site will result in a sporadic form of development in open countryside with high intervisibility with the surrounding landscape. The site further does not form a natural extension to the proposed urban extension to the north or Newton Longville. Development along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village.</p> <p>The site is considered unsuitable for allocation.</p> | |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|-----------------------------|------------|----------------|------------|--------------|---|--|---|-----------------------------|
| Site 30 | Land north of Whaddon Road. | 2.9ha | Call for Sites | Greenfield | Housing | 87 | 0 | <p>The site does not adjoin the main built up area of Newton Longville and its development will result in the loss of greenfield land. The site is currently accessed from a gate off Whaddon Road. The existing site access is unsuitable, but a suitable vehicular access can likely be provided. However, the site does not have existing pedestrian access and this would require a significant extension to the existing footpath to the east along Whaddon Road. Residential development at this location would also be distant from existing community services and facilities in Newton Longville.</p> <p>A small area to the north of the site falls at risk of fluvial flooding and contains habitats likely to be of high ecological value. However, development on this site area can be avoided and potential effects mitigated without undermining the deliverability of the site. The site further contains large areas at risk of surface water flooding, although potential adverse effects could be mitigated through the introduction of SuDS.</p> <p>The northern part of the site is open in character and has high intervisibility with the surrounding landscape. The southern part of the site is fairly enclosed and strongly defined by hedgerows and adjacent built development. However, the site falls outside of settlement areas and residential development would create a development cluster in open countryside. The countryside surrounding Newton Longville is further characterised by isolated farmsteads with agricultural and industrial-style buildings and development on this site would result in the infill of the gap between two separate farmsteads. Development on the site would also exacerbate coalescence between Newton Longville and Bletchley.</p> | Unsuitable |

| Site Ref | Site Name | Gross Area | Source | Site Type | Proposed use | Indicative Number of Homes ⁹ | Site capacity (assessed) ¹⁰ | Site Assessment Findings | Appropriate for allocation? |
|----------|-----------|------------|--------|-----------|--------------|---|--|---|-----------------------------|
| | | | | | | | | The site is considered unsuitable for allocation. | |

5. Conclusions

5.1 Site Assessment Conclusions

5.1.1 38 sites were identified for assessment but five of these sites did not require a detailed assessment for the reasons stated in Table 4.1. The remaining 33 sites were assessed to consider whether they would be appropriate to put forward as housing allocations in the Newton Longville NP. The sites were identified by the neighbourhood planning group through a call for sites process, promoted to the group from a local landowner, or identified through the HELAA.

5.1.2 The site assessment has found one site to be suitable and appropriate for housing allocation in the NP. This site is:

- Site 19: Dagnall House and adjoining land.

5.1.3 A further two sites have been found to be potentially suitable and appropriate for allocation subject to suitable access being established. The sites are:

- Site 2C: Land to the west of Westbrook End; and
- Site 5B: Land south of Whaddon Road and west of Lower End.

5.1.4 In addition to the sites above, Site 4 is suitable in principle for development due to an extant planning permission. As the planning permission has been granted, the site would not need to be allocated in the NP, although support for development at this location could be demonstrated through an allocation.

5.1.5 The remaining sites are considered unsuitable for allocation.

5.2 Viability

5.2.1 As part of the site selection process, it is recommended that Newton Longville Parish Council discusses site viability with Buckinghamshire Council, as allocations should be supported by viability evidence. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the NP. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Parish Council, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

5.3 Affordable housing provision

5.3.1 Three of the 38 sites considered in this assessment are suitable or potentially suitable for allocation for housing. Two of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in the local area¹¹. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹²), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

5.3.2 The requirement for Affordable Housing provision on sites proposed for allocation in the NP should be discussed with Buckinghamshire Council to understand the specific requirements for the sites proposed for allocation.

5.4 Next Steps

5.4.1 This report can be used by Newton Longville Parish Council to guide decision making on site selection and to use as evidence to support site allocations in the NP, if they choose to do so. It is strongly advised that the Parish Council discuss potential site allocations with Buckinghamshire Council and the relevant highways authority in order to establish whether proposed site(s) would be acceptable. The Parish Council should also engage with landowners and the community to select sites which best meet community needs and Neighbourhood Plan objectives.

5.4.2 The site selection process should be based on the following:

- The findings of the site assessment;
- Discussions with the planning authority;
- Discussions with landowners to determine the availability of sites and the potential timeframe for development;
- The extent to which the sites support the vision and objectives for the NP;
- The potential for the sites to meet the identified infrastructure needs of the community;
- The potential for the sites to deliver the type of housing which meets the need identified in the NP survey;
- Engagement with key stakeholders; and
- Neighbourhood Plan conformity with strategic Local Plan policy.

¹¹ see NPPF para 63-65

¹² The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>

A.1 HELAA Review Table

Table A.1. HELAA Review Summary Table

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|-----------------------|--------------------------------------|--------------|--|---|-----------------------------|
| Site 2 | Land between Pond Close and West Brook End. | 4.6ha | 138 | Housing | Unsuitable - The site is in the open countryside and very exposed to the south. There is no corresponding development to the east development of this site would represent a prominent protrusion into the open countryside. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site is mostly open in character to the south east and has high intervisibility with the surrounding landscape. Development at this location would also extend the built up area into open countryside and significantly change the built character of the village. The site as a whole is not suitable for allocation in the NP. The suitability of smaller parcels within the site has been considered below (Sites 2A to 2C). | Unsuitable |
| Site 2A | Land north west of Drayton Road. | 2.5ha | 75 | Housing | | A suitable access to the site can be provided off Drayton Road through an upgrade to the existing field access. The site parcel is open in character with high intervisibility with the surrounding landscape, especially along its southern edge. Development on this site including at a small scale adjacent to the existing built up area would cause a linear unrestricted extension to the settlement. The introduction of landscape features to enclose development would reduce this effect but cause harm to landscape character through the unnatural subdivision of the site. This site parcel is not suitable for allocation in the NP. | Unsuitable |

¹³ The HELAA housing capacity has been derived from the Vale of Aylesbury HELAA for sites identified through the HELAA. For smaller parts of larger HELAA sites identified by the Parish Council, housing capacity has been calculated using the HELAA methodology at 30 dwellings per hectare for sites.

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|------------------------------------|-----------------------|--------------------------------------|--------------|------------------------------|---|--|
| Site 2B | Land off Pond Close. | 1.27ha | 38 | Housing | | A suitable access to the site parcel can be provided by reconfiguring the existing access via Pond Close. Whilst the site is well defined by boundary trees and hedges, the settlement area to the south of Newton Longville is defined by a strong settlement edge. Development on this site would appear as an intrusion into the countryside, adversely affecting the form and character of the settlement, particularly since the landform rises south of the existing dwellings. This site parcel is not suitable for allocation in the NP. | Unsuitable |
| Site 2C | Land to the west of Westbrook End. | 1.04ha | 31 | Housing | | This site parcel is accessed from a shared driveway with 68 Westbrook End. The single track driveway provides access to the paddock and stable for horses to the rear of the dwelling, which form part of the site area. The existing access is unsuitable for any substantial development, as it is unable to accommodate a two-way road with a footpath and due to restrictive visibility splays. Built development that exceeds the existing footprint of the stables would also appear as an unrestricted intrusion into the countryside beyond an established settlement edge. The developed site area comprising the existing stables is considered suitable for a single dwelling (through conversion or reconstruction) due to its previously developed land status subject to suitable access being established. | Suitable for a single dwelling subject to suitable access. |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|-----------------------|--------------------------------------|--------------|--|---|-----------------------------|
| Site 3 | Land south east of The Rectory, Drayton Road. | 5.08ha | 152 | Housing | Unsuitable - The site does not have road access to any highway. The site is also to the rear of back gardens and a farm, it does not relate to the historic settlement form and building lines established in Newton Longville and if allowed the site would represent an isolated pocket of housing protruding eastwards from the main village. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site does not have existing vehicular access and it is unclear how a suitable access can be provided. The site is defined with strong natural boundaries. However, development would result in an unsympathetic extension to the densely built up area of Newton Longville into the countryside, which would change the form and character of the settlement. There is also potential for development to cause harm to landscape character, the setting of the adjacent conservation area and the onsite deciduous woodland habitat. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 5 | Land south of Whaddon Road and west of Lower End. | 3.37ha | 30 | Housing | Part suitable - the front of the site only (1 hectare) for housing. Developing the rear of the site without a frontage would be isolated and not in keeping with the character of the village. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The land to the north of the assessed Site 5 area is allocated in the Local Plan (Policy D2). Whilst the Local Plan site allocation would strengthen the existing linear extension of the built up area along Whaddon Road into open countryside, the Local Plan sets out requirements for development on the site allocation to include boundary treatments which should help ensure development is contained. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|-----------------------|--------------------------------------|--------------|------------------------------|---|--------------------------------------|
| | | | | | | <p>Development on the site would extend the settlement area in a non-organic form which causes harm to the historic linear character of the built environment along Westbrook End to the east and the overall built character and form of the village. The harm caused from the Local Plan site allocation is established. The comprehensive development of this site would significantly exacerbate this and thus alter (potentially in a sporadic form) and cause harm to the historic form and character of the built up area.</p> <p>The site is also broadly open in character and most of the site area has high intervisibility with the surrounding landscape. The comprehensive development of the site would further result in the loss of a unique stripped field pattern.</p> <p>The site as a whole is not suitable for allocation in the NP. The suitability of smaller parcels within the site has been considered below (Sites 5B to 5E).</p> | |
| Site 5B | Land south of Whaddon Road and west of Lower End. | 0.87ha | 26 | Housing | | <p>This site parcel is adjacent to the Local Plan site allocation. Similar to the site area allocated in the Local Plan, site parcel 5B benefits from lower intervisibility with the surrounding landscape and some enclosure from a dense hedgerow along the western boundary. Development on site parcel 5B should further be able to maintain the stripped field pattern, including the boundary between the Local Plan site allocation and site parcel.</p> <p>In terms of access, a suitable access can potentially be provided to site parcel 5B from the existing Local Plan site allocation to the north.</p> | Suitable subject to suitable access. |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|--------------------------|-----------------------|--------------------------------------|--------------|------------------------------|--|-----------------------------|
| | | | | | | The assessed site parcel 5B area is considered suitable if a suitable access can be provided, as this site area is fairly contained and will form a small and sensitive extension to the existing Local Plan site allocation to the north. | |
| Site 5C | Land behind 2 Lower End. | 0.16ha | 4 | Housing | | <p>This site parcel is more open in character and has higher intervisibility with the surrounding landscape. Development on this site parcel should be able to maintain the stripped field pattern. However, this parcel would result in backland development which would appear as a linear extension of the built up area into open countryside. Therefore, causing harm to the townscape and landscape character of Newton Longville.</p> <p>This site parcel also does not have existing vehicular access and it is unclear how a suitable access can be provided. This site parcel is considered unsuitable for allocation in the NP.</p> | Unsuitable |
| Site 5D | Land behind 3 Lower End. | 0.59ha | 17 | Housing | | <p>This site parcel is more open in character and has higher intervisibility with the surrounding landscape. Development on this site parcel should be able to maintain the stripped field pattern. However, this parcel would result in backland development which would appear as a linear extension of the built up area into open countryside. Therefore, causing harm to the townscape and landscape character of Newton Longville.</p> | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---------------------------|-----------------------|--------------------------------------|--------------|--|---|-----------------------------|
| | | | | | | <p>This site parcel also does not have existing vehicular access and it is unclear how a suitable access can be provided. This site parcel is considered unsuitable for allocation in the NP.</p> | |
| Site 5E | Land behind 4 Lower End. | 0.96ha | 28 | Housing | | <p>This site parcel benefits from strong boundaries to the north and south, which provide some enclosure and reduce its intervisibility with the surrounding landscape. Development on this site parcel should be able to maintain the stripped field pattern. However, this parcel would result in backland development which would appear as a linear extension of the built up area into open countryside. Therefore, causing harm to the townscape and landscape character of Newton Longville.</p> <p>This site parcel also does not have existing vehicular access and it is unclear how a suitable access can be provided. This site parcel is considered unsuitable for allocation in the NP.</p> | Unsuitable |
| Site 7 | Land north of Stoke Road. | 17.11ha | 70 | Housing | Part Suitable - for housing - approx. 3 hectares of the site the part east of Bletchley Road and two fields r/o 11 The Slade, 5 Home Farm and 14 London End. | <p>A suitable access to both site parcels can be provided from Bletchley Road, Home Farm and Stoke Road. The built up area adjacent to the site is defined with strong natural boundaries and in most part with enclosed development that does not relate to the adjacent open countryside. Therefore, development at this location would extend the built up area into open countryside in a non-organic form and significantly change the built character of the village.</p> | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|-----------------------|--------------------------------------|--------------|--|--|-----------------------------|
| | | | | | | <p>The HELAA assesses the site as a whole for its potential as a strategic allocation which could include substantial landscape impact mitigation. However, when developed at a smaller scale to meet local needs for the NP, development would appear as an insensitive minor intrusion into open countryside and would not relate well to the village.</p> <p>This site is considered unsuitable for allocation in the context of the NP.</p> | |
| Site 8 | National Grid Site - land to the north of Newton Longville. | 23.46ha | 703 | Housing | <p>Part Suitable - The northern (2.7ha portion rear of existing brownfield site, adjacent to the railway line and Bletchley Road with road access) given road links into Bletchley and previous industrial use on the site.</p> <p>Unsuitable for housing - The site if developed would be building in the open countryside in an exposed location (views in from public rights of way) and not be related to adjacent building lines which are established as the end of the housing existing to the south. The site is also disconnected from Bletchley's housing by a railway line.</p> | <p>The conclusions in the HELAA are considered valid and can be applied in the NP context. The site extends to the north of Newton Longville, with existing access off Bletchley Road (to the north east) and a single lane track off Whaddon Road (to the south), with the latter unsuitable to accommodate any significant development.</p> <p>Part of the northern part of the site is in temporary use to facilitate the construction of East West Rail. Development on feasible parcels of available land in the northern part of the site would likely experience amenity issues in the short term in relation to construction and from the operational railway in the longer term. Development on the southern part of the site would extend beyond a strongly defined settlement edge into open countryside.</p> | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|--|---|--------------------------------------|--------------|--|---|-----------------------------|
| | | | | | | Development on the site would also cause coalescence between Bletchley and Newton Longville, exacerbated by the permitted strategic housing allocation to the north of the site. The site is not suitable for allocation in the NP. | |
| Site 9 | Brook Farm, Drayton Road. | 16.5ha (of which 15.2ha within NP area) | 495 (456 within NP area) | Housing | Unsuitable - The site if approved for a potential allocation would be an isolated pocket of development protruding significantly into the open countryside not related in any way to the existing village of Newton Longville and relatively remote from its services. To develop this site could encourage similar development in the vicinity. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site extends in a linear form to the south of Newton Longville and development (including at a lower scale) would extend beyond a defined settlement edge and appear as an intrusion of built development into open countryside. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 10 | Land to the north of Stoke Road and west of Milton Keynes. | 28.3ha | 849 | Housing | Unsuitable - The site is very large, prominent and open to views from vantage points along Stoke Road. The size of site is disproportionate to Newton Longville whilst on a strategic scale is not connected to Milton Keynes or Bletchley. The site is remote from settlement not adjoining any development adjacent just a rural road. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site falls outside the built up area of Newton Longville and its development will result in a sporadic form of development in the open countryside, with high intervisibility with the surrounding undisturbed landscape and in conflict with the contained character of the settlement. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|--|--------------------------------------|--------------------------------------|--------------|--|--|-----------------------------|
| Site 11 | Cowpasture Farm, Land north of Salden Farm and south of Newton Longville. | 250ha (of which 17ha within NP area) | 7,500 (510 within NP area) | Housing | Unsuitable - It is a large site disproportionate to the size of Newton Longville. The site is only adjoining the existing settlement behind back gardens of two or three homes back gardens. The site is remote and there is poor connectivity to services and facilities in Newton Longville. | The conclusions in the HELAA are considered valid and can be applied in the NP context. With the exception of a small area to the north, the site is not connected to the built up area of Newton Longville and its development will appear as a sporadic form of development in open countryside, with high intervisibility with the surrounding undisturbed landscape and in conflict with the contained character of the settlement. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 12 | Land to the north of Stoke Road and west of Milton Keynes (to the northeast of Stoke Road Junction). | 32.2ha | 966 | Housing | Unsuitable - The site is in a rolling exposed landscape north west to south east. Development in this location would be harmful to the built character of the area and not relate to adjacent settlements and be likely to have a harmful landscape and visual impact. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site mostly adjoins an area of woodland which defines the development at Newton Leys. Development on this site would appear as an intrusion of built development beyond existing strong settlement boundaries into the open countryside. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|-------------------------------------|-----------------------|--------------------------------------|--------------|--|---|-----------------------------|
| Site 13 | Land east and west of Whaddon Road. | 46.9ha | 1407 | Housing | <p>Unsuitable - The site is highly exposed from north-western and western approaches into Newton Longville. The site is not as well related or screened. A significant part of the site would be relatively peripheral to services and facilities provided in Newton Longville. The site comprises in entirety open countryside used for farming. There are other sites better integrated into the village that could be considered.</p> | <p>The conclusions in the HELAA are considered valid and can be applied in the NP context. The site falls outside the main built up area of Newton Longville and its development will result in a sporadic form of development in the open countryside, which does not form a natural extension to the proposed urban extension to the north or Newton Longville.</p> <p>Development on this site along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village. The site also has high intervisibility with the surrounding undisturbed landscape.</p> <p>The northern part of the site is adjacent to an existing railway line which will form part of the East West Rail route, but potential long-term adverse effects on amenity can likely be mitigated through sensitive design (especially where development is sited on the eastern part of the site). Part of the site to the north along Whaddon Road, to the west and a linear area along the railway line form temporary and permanent landtake for East West Rail. However, this should not impede development on the site.</p> <p>The site is also adjacent to deciduous woodland and other ecologically important habitats, but potential adverse effects can likely be mitigated with some potential for enhancements. The site is not suitable for allocation in the NP.</p> | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|--|--------------------------------------|--------------|--|--|-----------------------------|
| Site 14 | Land to the south east of Newton Longville. | 150ha (of which 98.8ha within NP area) | 4,500 (2,964 within NP area) | Housing | Unsuitable - The site if developed would be an isolated and unsustainable island of housing in the countryside not in proximity to any settlement and in an exposed location having a harmful landscape and visual impact setting a precedent for similar sites beyond the edge of Newton Longville not adjacent other settlements or principal transport corridors. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site falls outside the built up area of Newton Longville and its development will result in a sporadic form of development in open countryside, with high intervisibility with the surrounding undisturbed landscape and in conflict with the contained character of the village. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|-----------------------|--------------------------------------|--------------|---|--|-----------------------------|
| Site 15 | Land south of Whaddon Road, east of Thick Thorn Farm. | 25.9ha | 777 | Housing | Unsuitable - The site is open countryside on all sides except Whaddon Road with some sporadic development along it. The site is highly exposed from north western and western approaches into Newton Longville. The site is not as well related or screened. A significant part of the site would be relatively peripheral to services and facilities provided in the village. The site comprises in entirety open countryside used for farming and existing farmed businesses. There are other sites better integrated into the village that could be considered for housing development in principle. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site extends in a linear form to the west of Newton Longville and development (including at a smaller scale along Whaddon Road) would extend beyond a contained built up area and appear as an intrusion of built development into open countryside. The site also has high intervisibility with the surrounding landscape. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|-----------------------|--------------------------------------|--------------|---|--|-----------------------------|
| Site 16 | Springfield Farm and fields to rear, Land off Drayton Road. | 8.04ha | 241 | Housing | Unsuitable - Building behind the houses fronting Drayton Road would be out of character with the built form of the settlement. There is no defensible edge such as ridgelines or the railway on this side of the village. This side of the village is also less well related to either Milton Keynes or Bletchley in terms of access to larger employment and service centres. | The site extends in a linear form to the south east of Newton Longville and the comprehensive development of the site would significantly change the built character of the settlement and appear as an intrusion of built development into open countryside. A small site area of previously developed land (stables) which aligns with existing development to the west is potentially suitable for a single dwelling, subject to suitable access. However, it is currently unclear how a suitable access can be provided and therefore a smaller site area is also considered not suitable for allocation in the NP. | Unsuitable |
| Site 17 | Land between Manor Farm and railway line, Whaddon Road. | 15ha | 450 | Housing | Unsuitable - Whilst the site is adjacent the railway line to be reopened to passenger services on East West Rail, the site is not adjacent Newton Longville or any other settlement and is highly exposed to views from the northern and western approaches into the village. The site is not well screened or related to the village and the site would be around 1.1km to the village core. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site is not connected to the main built up area of Newton Longville and its development would result in a sporadic form of development in the countryside, which does not form a natural extension to the proposed urban extension to the north (Site 1) or Newton Longville. Development on this site along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village. A large part of the site to the north east and along the railway line forms part of the landtake for East West Rail. This should not impede development to the east and south of the site. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|--|---|--------------------------------------|--------------|--|--|-----------------------------|
| Site 18 | Land at Weasel's Lodge, surrounding farm land. | 76.5ha (of which 68.9ha within NP area) | 2,295 (2,067 within NP area) | Housing | Unsuitable - The site is exposed to views and separated from surrounding settlements. Site contains an employment site that is located in a small part of the site within Flood Zone 3. As the functional floodplain (Zone 3b) is not defined outside of Aylesbury town, a cautionary approach is applied to not consider the site appropriate for further employment development. | The conclusions in the HELAA are considered valid and can be applied in the NP context. Development on this site would appear as an intrusion of built development into the open countryside beyond existing strong settlement boundaries, including the proposed strategic housing site to the east which is contained by Whaddon Road. The site further has high intervisibility with the surrounding landscape. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 20 | Landfill Site, Bletchley Road. | 1.67ha | 50 | Housing | Suitable for employment - Site has approval (15/00235/APP) single storey modular office building and has the potential to provide 645 sqm of economic development. Application recently received approval. Not yet started. | The site has planning permission for employment use. It is unclear to what extent the permission has been implemented. The developable area of the site is enclosed by woodland, with obscured views. However, residential development will result in a sporadic form of development which does not related to existing communities and the built up area of Newton Longville and Bletchley. Residential development would also result in the loss of employment use and may not be viable, subject to the scale of potential remediation works required. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|--|-----------------------|--------------------------------------|--------------|--|--|-----------------------------|
| Site 22 | Land rear of 39-51 Drayton Road. | 0.39ha | 11 | Housing | Unsuitable - Site has poor access. Development of site would result in backland development, beyond the existing built area. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site is defined by strong natural boundaries. However, the site is to the rear of an existing row of housing along a section of the settlement edge which is not impeded by backland development. Development on the site would therefore adversely change the character of the settlement and appear as a minor intrusion into the countryside. The existing access is insufficient to provide two-way access and it has limited visibility. The site is not suitable for allocation in the NP. | Unsuitable |
| Site 23 | Kysons, Land east of Newton Longville. | 1.5ha | 45 | Housing | Unsuitable - Site is poorly related to the settlement, has no direct access and development of the site would have no road frontage. Development would also likely have significant adverse impact on the landscape. | The conclusions in the HELAA are considered valid and can be applied in the NP context. The site does not have existing vehicular access and it is unclear how a suitable access can be provided. The development of the site would result in a sporadic form of development in open countryside, causing harm to landscape character and adversely altering the form and character of the built up area. The site is not suitable for allocation in the NP. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|---|---|--------------------------------------|--------------|---|--|-----------------------------|
| Site 24 | Land east of Bletchley Road, Bletchley. | 17.9ha (of which 13.7ha within NP area) | 537 (411 within NP area) | Housing | Unsuitable. - the site is in the open countryside outside and separate from Newton Longville and Bletchley. In terms of economic development, the site is not on the primary road network and the road brings traffic into the centre of Newton Longville village. The site in considering new buildings is more prominent in the wider landscape than part of the site NLV009 adjacent the railway line. A development on the site (presently open land, previous buildings demolished) would also be likely to have an adverse landscape and visual impact. | The conclusions in the HELAA are considered valid and can be applied in the NP context. Residential development will result in a sporadic form of development which does not relate to existing communities and the built up area of Newton Longville and Bletchley. Therefore, the site is not suitable for allocation in the NP. | Unsuitable |
| Site 25 | Land rear of 58 Westbrook End. | 1.13ha | 33 | Housing | Unsuitable - there is insufficient space for at least 5 homes to be developed in line with existing settlement pattern. | The site is accessed from a single lane driveway to 58 Westbrook End. The existing access is narrow and has limited visibility splays and it is unclear how a suitable access can be provided. The site is not suitable for allocation in the NP. | Unsuitable. |
| Site 26 | Hammond Farm, Whaddon Road. | 0.13ha | 3 | Housing | Suitable for employment - the site has planning permission for 618sqm B1 use and 814sqm B8 use. | The site is within employment use (self storage) and has retrospective planning permission for business, general industry and distribution use (20/03148/APP). The residential use of this site would therefore result in the loss of employment use. | Unsuitable |

| Site Ref | Site Address | Gross Area (Hectares) | HELAA housing capacity ¹³ | Proposed use | Summary of HELAA conclusions | AECOM conclusions | Appropriate for allocation? |
|----------|--------------|-----------------------|--------------------------------------|--------------|------------------------------|---|-----------------------------|
| | | | | | | <p>Whilst the site itself is enclosed and strongly defined by hedgerows and trees, the site falls within open countryside and residential development would change the built character and increase in density of development on the site. This would exacerbate coalescence between Newton Longville and Bletchley and adversely impact on landscape character, which is characterised by farmsteads with agricultural and industrial-style buildings similar to the existing building on the site.</p> <p>Residential development would be distant to existing communities and services and would not relate to the built up area of Newton Longville and Bletchley. The site is not suitable for allocation in the NP.</p> | |

A.2 Completed Site Appraisal Pro-Formas

AECOM 19



Site Details

| | |
|-------------------------------------|-----------------------------------|
| Site Reference / Name | AECOM 19 |
| Site Address / Location | Dagnall House and adjoining land. |
| Site Identification Method / Source | HELAA |
| SHLAA Site Reference | NLV023 |

Site Context

| | |
|---|--|
| Current Land use | Agricultural field |
| Neighbouring Land uses | Residential to the north and to the east of the site and agricultural fields to the west and south of the site. |
| Proposed Land use (in the Neighbourhood Plan) | Housing |
| Gross Site Area (Hectares) | 0.89ha (part of site without planning permission) |
| Development Capacity | 26 |
| Planning History | There is no known planning history. However, planning permission has been granted for residential development (19/02126/AOP) to the north of the site which includes a new access to this site. Planning permission has also been granted for residential development of 1855 homes to the south of the site (15/00314/AOP). |

Site Map



Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|---|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> | <p>The site falls within the Impact Risk Zone for Howe Park SSSI and Oxley Mead SSSI, but the proposed use does not trigger the requirement to consult Natural England. The site is not within or adjacent to any other known statutory policy or environmental designations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other | <p>The site is not within or adjacent to any known non-statutory environmental designations.</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> | <p>The site is wholly within Flood Zone 1 (Low flood risk).</p> |
| <p>Site is at risk of surface water flooding?</p> | <p>The site is unaffected by surface water flood risk.</p> |
| <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>No (primarily Grade 3b)</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> | <p>No</p> |

| | |
|---|---|
| <p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? | <p>The site contains some boundary trees and hedgerows with potential to support protected species and ecological connectivity. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of a planning application.</p> |
|---|---|

Physical Constraints

| Indicator of Suitability | Assessment |
|--|--|
| Is the site flat; gently sloping or uneven; or steeply sloping? | Gently sloping |
| Is there existing vehicular access to the site? Or could access be provided? | The site is currently accessed from a gate off Weasel Lane. The planning permission for the land to the north of the site includes a new suitable access (19/02126/AOP). |
| Is there existing pedestrian access to the site? Or could access be provided? | Yes, from Weasel Lane footpath. |
| Is there existing cycle access to the site? Or could access be provided? | Yes. The site is adjacent to a cycle route along Weasel Lane. |
| Are there any known Tree Preservation Orders on the site? | No |
| Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? | None known. |
| Are there any Public Rights of Way (PRoW) crossing the site? | No. The site is adjacent to a public right of way to the north. |
| Is the site likely to be affected by ground contamination? | No known ground contamination. |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? | None known. |
| Would development of the site result in a loss of social, amenity or community value? | The site is privately owned and there is no evidence to suggest public use. |

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

| Community facilities / services | Distance (metres) | Comments |
|--|--------------------------------|--|
| Town / local centre / shop | <400m 400-1200m >1200m | The site is around 1100m from the nearest shop (CO OP at Tattenhoe Lane). |
| Bus /Tram Stop | <400m 400-800m >800m | The site is just over 800m to nearest bus stop at Knaresborough Court (Bletchley to Wolverton service no.4 runs half hourly at peak times) |
| Train station | <400m 400-1200m >1200m | The site is approximately 2.5km from Bletchley train station. |
| Primary School | <400m 400-1200m >1200m | There are two primary schools within 1160m of the site (Chestnuts and Giles Brook Primary Schools) |
| Secondary School | <1600m 1600-3900m >3900m | The site is approximately 2.5km from the nearest secondary school (Lord Grey Academy). |
| Open Space / recreation facilities | <400m 400-800m >800m | The site is almost adjacent to Windmill Hill Golf course and there is a park 1200m away (Tattenhoe Valley Park). |
| Cycle Route | <400m 400-800m >800m | The site is adjacent to a cycle route along Weasel Lane and on Buckingham Road. |

Landscape and Visual Constraints

| Indicator of Suitability | Assessment |
|---|---|
| Is the site low, medium or high sensitivity in terms of landscape? | Whilst the site is adjacent to residential development to the north and east, its development for housing would result in a minor extension to the strongly defined and dense built up area of Bletchley into open countryside. This would therefore appear as an intrusion of built development into the countryside and undermine the open undisturbed character of the local landscape. In this context, the site would have high sensitivity to development. However, the land to the south and west of the site are allocated under Policy D2 of the Local Plan as a strategic housing allocation and has active planning permission (15/00314/AOP). Once developed, the site will fall within and well-integrated into the townscape of Bletchley. In this context, the site is not considered to have significant landscape sensitivity. |
| Is the site low, medium or high sensitivity in terms of visual amenity? | The site is currently open in character to the south and west and has high intervisibility with the surrounding landscape. However, the land to the south and west of |

| | |
|--|---|
| | the site are allocated under Policy D2 of the Local Plan as a strategic housing allocation. Once developed, the site will fall within the built-up area and will have limited intervisibility with the landscape surrounding Bletchley. In this context, the site is considered to have a low sensitivity to development. |
|--|---|

Heritage Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Would the development of the site cause harm to a designated heritage asset or its setting? | The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely. |
| Would the development of the site cause harm to a non-designated heritage asset or its setting? | Iron Age/ Early Roman enclosures and field boundaries have been identified in the vicinity of the area south of Weasel Lane. |

Planning Policy Constraints

| Indicator of Suitability | Assessment |
|---|---|
| Is the site greenfield, previously developed land or a mixture of both? | Greenfield |
| Is the site within, adjacent to or outside the existing built up area? | Adjacent to the built up area of Bletchley to the east and enclosed by large Local Plan housing site allocation to the south and west (for up to 1,855 homes). |
| Is the site within, adjacent to or outside the existing settlement boundary? | Newton Longville and west Bletchley are not defined by a settlement boundary. |
| Is the site in the Green Belt? | No |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan? | The site is not allocated for a particular use in the Development Plan. The site is adjacent to a Local Plan strategic housing allocation for 1855 homes with active planning permission (Land south of the A421 and east of Whaddon Road allocated under Policy D2 of the Vale of Aylesbury Local Plan). |
| Would development of the site result in neighbouring settlements merging into one another? | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? | No. Once the adjacent strategic housing allocation is developed, the site will be enclosed with built development. The strategic housing allocation has planning permission for up to 1855 homes (15/00314/AOP). |

Assessment of Availability

| Indicator of Availability | Assessment |
|--|--------------------|
| Is the site available for development? | Unknown |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | None known. |
| Is there a known time frame for availability? | Timeframe unknown. |

Viability

| Indicator of Viability | Assessment |
|--|-------------------|
| Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? | None known. |

Conclusions

| Conclusions | Assessment |
|----------------------------------|--|
| Assessed Development capacity | 26 |
| Likely timeframe for development | Unknown |
| Overall rating | Suitable for allocation |
| Justification for rating | <p>The site is adjacent to the main built up area of Bletchley. It is currently in an open agricultural landscape, but it is adjacent to a Local Plan strategic allocation (Local Plan Policy D2) which has recently been granted outline planning permission. In that context, development of this site would involve the infilling of an undeveloped gap within a dense built-up area. Development on the site is therefore not likely to adversely affect landscape character or visual amenity, but would benefit from good access to new services and facilities as part of the urban extension and to existing communities and services.</p> <p>The site is currently accessed from a gate off Weasel Lane. Whilst the existing access is unsuitable, a suitable access to the site is proposed as part of permitted development proposals for the site to the north (19/02126/AOP). The site does however fall within an area known to include Iron Age/ Early Roman enclosures and thus a detailed archaeological assessment would likely be required.</p> <p>The site is considered appropriate for allocation for housing, in the context of the adjacent proposed development and strategic allocation. The site does not relate closely with the village of Newton Longville and thus may not be best suited to address local housing needs.</p> |

AECOM 27



Site Details

| | |
|-------------------------------------|----------------------------------|
| Site Reference / Name | AECOM 27 |
| Site Address / Location | Land rear of 19-29 Drayton Road. |
| Site Identification Method / Source | Call for Sites |
| SHLAA Site Reference | - |

Site Context

| | |
|--|---|
| Current Land use | Parts of the site are private gardens. The site area to the east includes woodland and mature trees. |
| Neighbouring Land uses | Residential to the north east of the site. Linear fields comprise remaining area. |
| Proposed Land use (in the Neighbourhood Plan) | Housing |
| Gross Site Area (Hectares) | 1.9ha |
| Development Capacity | 57 |
| Planning History | 81/01233/AV - Site for dwelling formation of agricultural vehicular access. Approved (10.09.1981). 82/01011/AV - Bungalow and garage. Approved (09.09.1982). |

Site Map



Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> | <p>The site is not within or adjacent to any known statutory policy or environmental designations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other | <p>The site is not within or adjacent to any known non-statutory environmental designations.</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> | <p>The site is wholly within Flood Zone 1 (Low flood risk).</p> |
| <p>Site is at risk of surface water flooding?</p> | <p>The site is broadly unaffected by surface water flood risk.</p> |
| <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>Unknown, Grade 3 PALC no post-1988 survey data available</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> | <p>No</p> |

| | |
|---|---|
| <p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? | <p>The western part of the site falls within priority habitat Deciduous Woodland. The eastern part of the site includes hedgerows and other habitats likely to support ecological connectivity.</p> |
|---|---|

Physical Constraints

| Indicator of Suitability | Assessment |
|--|--|
| Is the site flat; gently sloping or uneven; or steeply sloping? | Relatively flat |
| Is there existing vehicular access to the site? Or could access be provided? | There is no existing vehicular access to the site area behind the dwelling. However, a suitable access can likely be provided through the loss of the existing dwelling. |
| Is there existing pedestrian access to the site? Or could access be provided? | No |
| Is there existing cycle access to the site? Or could access be provided? | No |
| Are there any known Tree Preservation Orders on the site? | No |
| Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? | Yes, the site contains deciduous woodland habitat and numerous mature trees some of which are potentially veteran/ancient. |
| Are there any Public Rights of Way (PRoW) crossing the site? | No |
| Is the site likely to be affected by ground contamination? | No known ground contamination. |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? | None known. |
| Would development of the site result in a loss of social, amenity or community value? | The site is privately owned and there is no evidence to suggest public use. |

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

| Community facilities / services | Distance (metres) | Comments |
|--|--------------------------------|---|
| Town / local centre / shop | <400m 400-1200m >1200m | The site is approximately 800m from the nearest shop (Newton Longville Post Office). |
| Bus /Tram Stop | <400m 400-800m >800m | The site is adjacent to bus stops (bus service no. 50 Great Horwood to Milton Keynes, infrequent service every 2 hours with last bus at 17:04). |
| Train station | <400m 400-1200m >1200m | The site is approximately 4km from Bletchley train station. |
| Primary School | <400m 400-1200m >1200m | The site is approximately 250m from the nearest primary school (Newton Longville C of E school). |
| Secondary School | <1600m 1600-3900m >3900m | The site is approximately 3.3km from the nearest secondary school (Cambian Bletchley Park School). |
| Open Space / recreation facilities | <400m 400-800m >800m | The site is approximately 1.3km from Hammond Park and children play ground. |
| Cycle Route | <400m 400-800m >800m | There are no designated or signed cycle routes within 800m of the site. |

Landscape and Visual Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Is the site low, medium or high sensitivity in terms of landscape? | The eastern part of the site includes an area of deciduous woodland, which is an important local landscape feature. The remaining site area is defined by strong natural boundaries, but development on the site would extend beyond a settlement edge defined by a row of housing (along Drayton Road). Development on the site would therefore adversely change the character of the settlement and appear as a minor linear intrusion of built development into the countryside. The site is considered to have high landscape sensitivity. |
| Is the site low, medium or high sensitivity in terms of visual amenity? | The site is strongly defined by dense hedgerows and trees and has low intervisibility with the landscape to the south and east. Development is not likely to adversely impact any long-distance important views. There are also limited views of the surrounding landscape from Drayton Road between existing dwellings and the development of this site would extend the views and undermine the |

current rural and urban distinction. Overall, the site is considered to have a Low sensitivity to development.

Heritage Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Would the development of the site cause harm to a designated heritage asset or its setting? | The site is in close proximity (within 100m) of Grade II listed buildings along Drayton Road. The site is also in proximity to the Conservation Area. However, the site is well screened by boundary trees, hedgerows and built development and therefore the development of the site is unlikely to have an adverse impact on the setting of these heritage features. Any potential impacts can likely be mitigated through sensitive design. |
| Would the development of the site cause harm to a non-designated heritage asset or its setting? | The site includes historic ridge and furrow features and historic rectilinear field pattern. |

Planning Policy Constraints

| Indicator of Suitability | Assessment |
|---|---|
| Is the site greenfield, previously developed land or a mixture of both? | Greenfield |
| Is the site within, adjacent to or outside the existing built up area? | Adjacent to residential properties along Drayton Road. |
| Is the site within, adjacent to or outside the existing settlement boundary? | Newton Longville is not defined by a settlement boundary. |
| Is the site in the Green Belt? | No |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan? | The site is not allocated for a particular use in the Development Plan. |
| Would development of the site result in neighbouring settlements merging into one another? | No |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? | Yes. The development of the site would alter the historic linear pattern of development along Drayton Road by forming backland development. This would change the character and form of the settlement to the east and appear as a minor intrusion of built development into the countryside. |

Assessment of Availability

| <i>Indicator of Availability</i> | <i>Assessment</i> |
|--|--------------------|
| Is the site available for development? | Yes. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | None known. |
| Is there a known time frame for availability? | Timeframe unknown. |

Viability

| <i>Indicator of Viability</i> | <i>Assessment</i> |
|--|--|
| Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? | Yes, the development of the site would require demolition of the existing property to provide suitable access to the wider site. |

Conclusions

| <i>Conclusions</i> | <i>Assessment</i> |
|----------------------------------|---|
| Assessed Development capacity | 0 |
| Likely timeframe for development | Unknown |
| Overall rating | Unsuitable for allocation |
| Justification for rating | <p>The site is adjacent to the main built up area of Newton Longville and its development would result in some loss of greenfield land. There is no existing vehicular access to the site area behind the dwelling. However, a suitable access can likely be provided through the loss of the existing dwelling. The site also has good access to bus stops and the village primary school, although other services and facilities are further afield.</p> <p>The eastern part of the site includes an area of deciduous woodland. The remaining site area further includes hedgerows and other green infrastructure of potential ecological value, with potential to support protected species or ecological connectivity to and from the deciduous woodland habitat and the wider countryside. A detailed ecological assessment is required to fully understand the ecological value of the site. However, it is likely that potential effects can be mitigated in the southern part of the site through sensitive design and by preserving green corridors along the site perimeter.</p> <p>Development on the site would alter the historic linear pattern of development along Drayton Road by forming backland development. This would change the character and form of the settlement to the east and appear as a minor intrusion of built development into the countryside. This conclusion is also consistent with the approach in the HELAA which considers other</p> |

| | |
|--|---|
| | <p>sites along this side of the village to be unsuitable due to impact of backland development on settlement character.</p> |
|--|---|

The site is considered unsuitable for allocation.

AECOM 28



Site Details

| | |
|-------------------------------------|--|
| Site Reference / Name | AECOM 28 |
| Site Address / Location | Hammond Farm and fields, Whaddon Road. |
| Site Identification Method / Source | Call for Sites |
| SHLAA Site Reference | - |

Site Context

| | |
|--|---|
| Current Land use | The site comprises a number of industrial and agricultural buildings together with an adjoining agricultural field. |
| Neighbouring Land uses | Linear area of residential use to the south east, open fields to the north, allotments, Longueville Hall and Hammond Park to the east, and farm and commercial use (storage) to the west. |
| Proposed Land use (in the Neighbourhood Plan) | Housing |
| Gross Site Area (Hectares) | 3.45ha |
| Development Capacity | 103 |
| Planning History | Southern part of the site has an active planning application for 57 residential dwellings (19/04367/AOP). |

Site Map



Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> | <p>The site is not within or adjacent to any known statutory policy or environmental designations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other | <p>The site is not within or adjacent to any known non-statutory environmental designations.</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> | <p>The site is wholly within Flood Zone 1 (Low flood risk).</p> |
| <p>Site is at risk of surface water flooding?</p> | <p>The area along the northern and western boundary of the site falls within medium and high surface water flood risk. This is unlikely to undermine the deliverability of the site.</p> |
| <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>No, primarily Grade 4 (no post-1988 data)</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> | <p>No</p> |

| | |
|---|--|
| <p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? | <p>The site contains some trees and hedgerows with potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of a planning application.</p> |
|---|--|

Physical Constraints

| Indicator of Suitability | Assessment |
|--|--|
| Is the site flat; gently sloping or uneven; or steeply sloping? | Relatively flat |
| Is there existing vehicular access to the site? Or could access be provided? | The existing site access is unsuitable, but a suitable access can likely be provided through the widening of the existing access to the commercial storage facility. Some loss of hedgerows and traffic calming measures may be required to allow for safe egress. |
| Is there existing pedestrian access to the site? Or could access be provided? | No. However, the site is almost adjacent to a public footpath into the built up area of Newton Longville, which could be extended to provide good pedestrian connectivity. |
| Is there existing cycle access to the site? Or could access be provided? | No |
| Are there any known Tree Preservation Orders on the site? | No |
| Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? | No |
| Are there any Public Rights of Way (PRoW) crossing the site? | No |
| Is the site likely to be affected by ground contamination? | No known ground contamination. |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? | The site contains overhead power lines but this should not significantly undermine the delivery of the site. |
| Would development of the site result in a loss of social, amenity or community value? | The site is privately owned and there is no evidence to suggest public use. |

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

| Community facilities / services | Distance (metres) | Comments |
|--|--------------------------------|--|
| Town / local centre / shop | <400m 400-1200m >1200m | The site is approximately 640m to the nearest shop (Newton Longville Post Office). |
| Bus /Tram Stop | <400m 400-800m >800m | The site is within 450m to bus stop on Westbrook End (no. 50 service). There is another bus stop approximately 500m from the site with Friday only service (no.154 Aylesbury-Stewkley-Newton Longville). |
| Train station | <400m 400-1200m >1200m | The site is approximately 4.3km from Bletchley train station. |
| Primary School | <400m 400-1200m >1200m | The site is approximately 1.4km from the nearest primary school (Newton Longville C of E school). |
| Secondary School | <1600m 1600-3900m >3900m | The site is within 3.9km of the nearest secondary school (Cambian Bletchley Park School). |
| Open Space / recreation facilities | <400m 400-800m >800m | The site is adjacent to Hammond Park. |
| Cycle Route | <400m 400-800m >800m | There are no designated or signed cycle routes within 800m of the site. |

Landscape and Visual Constraints

| Indicator of Suitability | Assessment |
|---|---|
| Is the site low, medium or high sensitivity in terms of landscape? | Whilst the southern part of the site is adjacent to some built development to the east and west. The development of the site for housing would result in a linear extension to the densely built up area of Newton Longville and would change the form and character of the settlement. Development would therefore appear as an intrusion of built development into the countryside and undermine the open character of the local landscape, particularly to the north and south of the site which is undisturbed. The site is considered to have a High sensitivity to development. |
| Is the site low, medium or high sensitivity in terms of visual amenity? | The site is visually open in character and its development will form a linear extension of the built-up area into the countryside, within an area with some long distance views and in a form that does not resonate with the character of Newton Longville. The site has High |

intervisibility with the surrounding landscape and is considered to be of High sensitivity to development.

Heritage Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Would the development of the site cause harm to a designated heritage asset or its setting? | The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely. |
| Would the development of the site cause harm to a non-designated heritage asset or its setting? | No |

Planning Policy Constraints

| Indicator of Suitability | Assessment |
|---|---|
| Is the site greenfield, previously developed land or a mixture of both? | Mixture of Greenfield and previously developed land (part of site used as storage facility). |
| Is the site within, adjacent to or outside the existing built up area? | The south east of the site is adjacent to a linear row of houses and allotments. The Longueville Hall is also to the east of the site. Otherwise, the site does not relate well to the main built up area. Whilst Hammond Park to the east forms part of the settlement area, the park is open in character and accords closer to the surrounding open countryside. |
| Is the site within, adjacent to or outside the existing settlement boundary? | Newton Longville is not defined by a settlement boundary. |
| Is the site in the Green Belt? | No |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan? | The site is not allocated for a particular use in the Development Plan. |
| Would development of the site result in neighbouring settlements merging into one another? | Yes. The land parcel to the north of the railway line adjoining west Bletchley is allocated as an urban extension in the Local Plan. In this context, the site forms part of an important gap between Newton Longville and Bletchley, with its development causing coalescence. |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? | Yes. Development on the site would result in a linear extension to the densely built-up area of Newton Longville. It will significantly change the form and character of the settlement to the west which is currently well confined and would appear as an intrusion into the countryside. |

Assessment of Availability

| <i>Indicator of Availability</i> | <i>Assessment</i> |
|--|--------------------|
| Is the site available for development? | Yes. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | None known. |
| Is there a known time frame for availability? | Timeframe unknown. |

Viability

| <i>Indicator of Viability</i> | <i>Assessment</i> |
|--|---|
| Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? | None known. However, power lines may need to be rerouted, although the site could likely be designed to avoid this. |

Conclusions

| <i>Conclusions</i> | <i>Assessment</i> |
|----------------------------------|---|
| Assessed Development capacity | 0 |
| Likely timeframe for development | Unknown |
| Overall rating | Unsuitable for allocation |
| Justification for rating | <p>The site is adjacent to the main built up area of Newton Longville and its development would result in some loss of greenfield land. The existing site access is unsuitable, but a suitable access can likely be provided through the widening of the existing access off Whaddon Road. The site is also adjacent to Hammond Park and is within a walkable distance to the village shop and bus stops, although schools are distant.</p> <p>The southern part of the site has an active planning application for 57 residential dwellings (19/04367/AOP). Otherwise, the western part of the site comprises a storage business, with residential development likely to result in the loss of this employment use.</p> <p>The site is visually open in character and its development will form a linear extension of the densely built up area of Newton Longville into the countryside, which would adversely change the form and character of the settlement. The development of the site will also increase coalescence between Newton Longville and Bletchley, exacerbated by the permitted strategic allocation to the south of Bletchley which once developed would considerable reduce the gap between the settlements.</p> <p>The site is considered unsuitable for allocation.</p> |

AECOM 29



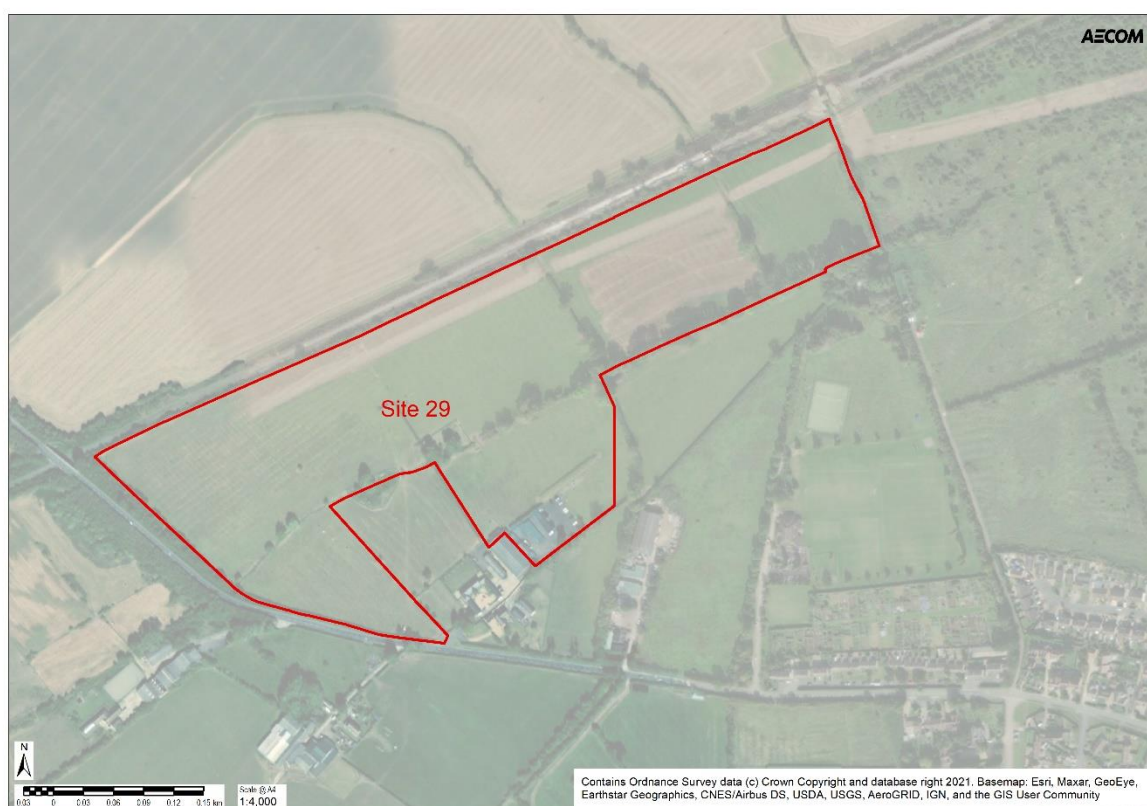
Site Details

| | |
|-------------------------------------|---|
| Site Reference / Name | AECOM 29 |
| Site Address / Location | Land north of Manor Farm, Whaddon Road. |
| Site Identification Method / Source | Call for Sites |
| SHLAA Site Reference | Site overlaps NLV019 in the HELAA. |

Site Context

| | |
|--|---|
| Current Land use | Farm, agricultural fields and works associated with East-West Rail. |
| Neighbouring Land uses | Farm buildings associated with Manor Farm including a self storage facility. Site is surrounded by open fields and bounded by a railway line to the north west. |
| Proposed Land use (in the Neighbourhood Plan) | Housing |
| Gross Site Area (Hectares) | 14.5ha |
| Development Capacity | 435 |
| Planning History | TWA/18/APP/04 for East West Rail Phase 2 and associated applications. |

Site Map



Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|---|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> | <p>The site is not within or adjacent to any known statutory policy or environmental designations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other | <p>The site is not within or adjacent to any known non-statutory environmental designations.</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> | <p>A sizable part of the site along the intersecting watercourse falls within Flood Zones 2 and 3. This should not undermine the deliverability of most of the site.</p> |
| <p>Site is at risk of surface water flooding?</p> | <p>A sizable part of the site along the intersecting watercourse and to the south falls at risk of surface water flooding. This should not undermine the deliverability of most of the site, but would likely reduce the viability of the least constrained site area along Whaddon Road.</p> |
| <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>No, primarily Grade 4 (no post-1988 data)</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> | <p>No</p> |

| | |
|---|--|
| <p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? | <p>The site is intersected by a watercourse and hedgerows likely to be of high ecological value and with potential to support protected species. There is some potential for development to cause harm to these habitats through loss of habitat and recreational pressures. A detailed ecological assessment should be carried out before the submission of a planning application.</p> |
|---|--|

Physical Constraints

| Indicator of Suitability | Assessment |
|--|---|
| Is the site flat; gently sloping or uneven; or steeply sloping? | Gently sloping |
| Is there existing vehicular access to the site? Or could access be provided? | There is no existing vehicular access to the site, but a suitable access can likely be provided from Whaddon Road subject to some loss of hedgerows. |
| Is there existing pedestrian access to the site? Or could access be provided? | The site is adjacent to a public right of way to the north east. This right of way is to be temporarily closed to deliver East West Rail. |
| Is there existing cycle access to the site? Or could access be provided? | No |
| Are there any known Tree Preservation Orders on the site? | No |
| Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? | No |
| Are there any Public Rights of Way (PRoW) crossing the site? | No. There is a public right of way along the north eastern boundary of the site. |
| Is the site likely to be affected by ground contamination? | No known ground contamination. |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? | None known. However, there are power lines along the main road and a high pressure gas pipeline adjacent to the boundary of the site with Whaddon Rd. |
| Would development of the site result in a loss of social, amenity or community value? | The site is privately owned and there is no evidence to suggest public use. |

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

| Community facilities / services | Distance (metres) | Comments |
|--|--------------------------------|---|
| Town / local centre / shop | <400m 400-1200m >1200m | The site is approximately 860m from the nearest shop (Newton Longville Post Office). |
| Bus /Tram Stop | <400m 400-800m >800m | The site is approximately 650m to bus stop on Westbrook End (no. 50 service). There is another bus stop approximately 700m from the site with Friday only service (no.154 Aylesbury-Stewkley-Newton Longville). |
| Train station | <400m 400-1200m >1200m | The site is approximately 4.5km from Bletchley train station. |
| Primary School | <400m 400-1200m >1200m | The site is approximately 1.6km from the nearest primary school (Newton Longville C of E school). |
| Secondary School | <1600m 1600-3900m >3900m | The site is approximately 4.1km from the nearest secondary school (Cambian Bletchley Park School). |
| Open Space / recreation facilities | <400m 400-800m >800m | The site is within 400m of Hammond Park. |
| Cycle Route | <400m 400-800m >800m | There are no designated or signed cycle routes within 800m of the site. |

Landscape and Visual Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Is the site low, medium or high sensitivity in terms of landscape? | The site does not adjoin the main built up area of Newton Longville and its development will result in a sporadic form of development in open countryside, which does not form a natural extension to the proposed urban extension to the north or Newton Longville. Development on this site along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village. The site is considered to have high landscape sensitivity. |
| Is the site low, medium or high sensitivity in terms of visual amenity? | The site is open in character and gently rises towards the railway line along the north west boundary. The development of the site will result in a sporadic form of development in the open countryside with high intervisibility with the surrounding landscape. The site is considered to have a High sensitivity to development. |

Heritage Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Would the development of the site cause harm to a designated heritage asset or its setting? | The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely. |
| Would the development of the site cause harm to a non-designated heritage asset or its setting? | The site includes historic ridge and furrow features and historic rectilinear field pattern. |

Planning Policy Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Is the site greenfield, previously developed land or a mixture of both? | Greenfield |
| Is the site within, adjacent to or outside the existing built up area? | The site is outside the built-up area. |
| Is the site within, adjacent to or outside the existing settlement boundary? | Newton Longville is not defined by a settlement boundary. |
| Is the site in the Green Belt? | No |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan? | The site is not allocated for a particular use in the Development Plan. |
| Would development of the site result in neighbouring settlements merging into one another? | Yes. The land parcel to the north of the railway line adjoining west Bletchley is allocated as an urban extension in the Local Plan. In this context, the site forms part of an important gap between Newton Longville and Bletchley, with its development causing significance coalescence. |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? | Yes. The site is outside the built-up area and its comprehensive development for housing would appear as an intrusion of built development into open countryside and undermine the existing contained character of the settlement. |

Assessment of Availability

| <i>Indicator of Availability</i> | <i>Assessment</i> |
|--|--------------------|
| Is the site available for development? | Yes. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | None known. |
| Is there a known time frame for availability? | Timeframe unknown. |

Viability

| <i>Indicator of Viability</i> | <i>Assessment</i> |
|--|-------------------|
| Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? | None known. |

Conclusions

| <i>Conclusions</i> | <i>Assessment</i> |
|----------------------------------|--|
| Assessed Development capacity | 0 |
| Likely timeframe for development | Unknown |
| Overall rating | Unsuitable for allocation |
| Justification for rating | <p>The site does not adjoin the main built up area of Newton Longville and its development will result in the loss of greenfield land. A large part of the site to the north east and along the railway line forms part of the landtake for East West Rail. This should not impede development to the east and south of the site. Once operational, there is potential for the rail route to have long-term adverse effects on amenity, but effects can likely be mitigated through sensitive design and by siting development away from the rail route.</p> <p>There is no existing vehicular access to the site, but a suitable access can likely be provided from Whaddon Road. Whilst there is a public right of way to the north east of the site, this path is unpaved and in a poor condition and would require significant improvement. There is also no existing footpath along Whaddon Road and the road is unsuitable for use by pedestrians. Residential development at this location would also be distant from existing community services and facilities, although there are some opportunities for the site to benefit from new provision in the strategic allocation to the north.</p> <p>The site is intersected by a watercourse and hedgerows which forms a linear area of fluvial and surface water flood risk. This should not undermine the deliverability of most of the site. However, this linear area is likely to be of high ecological value and has potential to be supporting protected species. There is</p> |

therefore potential for development to cause harm to these habitats through loss of habitat and recreational pressures. A detailed ecological assessment should be carried out before the submission of a planning application.

Residential development on the site will result in a sporadic form of development in open countryside with high intervisibility with the surrounding landscape. The site further does not form a natural extension to the proposed urban extension to the north or Newton Longville. Development along with the urban extension to the north would further cause significant coalescence between Bletchley and Newton Longville and undermine the historic rural setting of the village.

The site is considered unsuitable for allocation.

AECOM 30



Site Details

| | |
|-------------------------------------|-----------------------------|
| Site Reference / Name | AECOM 30 |
| Site Address / Location | Land north of Whaddon Road. |
| Site Identification Method / Source | Call for Sites |
| SHLAA Site Reference | - |

Site Context

| | |
|--|--|
| Current Land use | Grassed fields. |
| Neighbouring Land uses | The northern part of site is surrounded by open fields. The southern part of the site is bounded by farm buildings associated with Manor Farm including a self storage facility. |
| Proposed Land use (in the Neighbourhood Plan) | Housing |
| Gross Site Area (Hectares) | 2.9ha |
| Development Capacity | 87 |
| Planning History | No known planning history. |

Site Map



Assessment of Suitability

Environmental Constraints

| Indicator of Suitability | Assessment |
|---|--|
| <p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> | <p>The site is not within or adjacent to any known statutory policy or environmental designations.</p> |
| <p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other | <p>The site is not within or adjacent to any known non-statutory environmental designations.</p> |
| <p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> | <p>Most of the site falls within Flood Zone 1 (Low flood risk), with the exception of a small area of Flood Zone 2 and 3 along the northern boundary of the site. The area at higher risk of flooding should not impede the development potential of the site.</p> |
| <p>Site is at risk of surface water flooding?</p> | <p>Most of the site falls within medium or high risk of surface water flooding.</p> |
| <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p> | <p>No, primarily Grade 4 (no post-1988 data)</p> |
| <p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> | <p>No</p> |

| | |
|---|---|
| <p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? | <p>The site contains some trees and hedgerows with potential to support protected species including a likely ecologically rich corridor along the watercourse to the north of the site. However, any potential impacts could likely be minimised or avoided through sensitive design. A detailed ecological assessment should be carried out before the submission of a planning application.</p> |
|---|---|

Physical Constraints

| Indicator of Suitability | Assessment |
|--|--|
| Is the site flat; gently sloping or uneven; or steeply sloping? | Gently sloping |
| Is there existing vehicular access to the site? Or could access be provided? | The site is currently accessed from a gate off Whaddon Road. The existing site access is unsuitable, but a suitable access can likely be provided subject to the substantial loss of hedgerows to provide adequate visibility splays and traffic calming measures. |
| Is there existing pedestrian access to the site? Or could access be provided? | No |
| Is there existing cycle access to the site? Or could access be provided? | No |
| Are there any known Tree Preservation Orders on the site? | No |
| Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? | None known. |
| Are there any Public Rights of Way (PRoW) crossing the site? | No |
| Is the site likely to be affected by ground contamination? | No known ground contamination. |
| Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? | None known. |
| Would development of the site result in a loss of social, amenity or community value? | The site is privately owned and there is no evidence to suggest public use. |

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

| Community facilities / services | Distance (metres) | Comments |
|--|--------------------------------|---|
| Town / local centre / shop | <400m 400-1200m >1200m | The site is approximately 740m from the nearest shop (Newton Longville Post Office). |
| Bus /Tram Stop | <400m 400-800m >800m | The site is approximately 530m to bus stop on Westbrook End (no. 50 service). There is another bus stop approximately 700m from the site with Friday only service (no.154 Aylesbury-Stewkley-Newton Longville). |
| Train station | <400m 400-1200m >1200m | The site is approximately 4.4km from Bletchley train station. |
| Primary School | <400m 400-1200m >1200m | The site is approximately 1.5km from the nearest primary school (Newton Longville C of E school). |
| Secondary School | <1600m 1600-3900m >3900m | The site is just over 3.9km of the nearest secondary school (Cambian Bletchley Park School). |
| Open Space / recreation facilities | <400m 400-800m >800m | The site is within 150m of Hammond Park. |
| Cycle Route | <400m 400-800m >800m | There are no designated or signed cycle routes within 800m of the site. |

Landscape and Visual Constraints

| Indicator of Suitability | Assessment |
|---|---|
| Is the site low, medium or high sensitivity in terms of landscape? | Whilst the southern part of the site is fairly enclosed and strongly defined by hedgerows and adjacent built development, the site falls outside of settlement areas and residential development would create a development cluster in open countryside. The countryside surrounding Newton Longville is further characterised by isolated farmsteads with agricultural and industrial-style buildings and development on this site would result in the infill of the gap between two separate farmsteads. Development on the site would also exacerbate coalescence between Newton Longville and Bletchley. The site is considered to have high landscape sensitivity. |
| Is the site low, medium or high sensitivity in terms of visual amenity? | The northern part of the site is open in character and has high intervisibility with the surrounding landscape. The southern part of the site is strongly defined by hedgerows |

and is adjacent to built development and thus has less intervisibility with the surrounding landscape.

Heritage Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Would the development of the site cause harm to a designated heritage asset or its setting? | The site does not fall within the conservation area and is not considered to fall within the setting of a designated heritage asset and therefore an impact is unlikely. |
| Would the development of the site cause harm to a non-designated heritage asset or its setting? | No |

Planning Policy Constraints

| Indicator of Suitability | Assessment |
|---|--|
| Is the site greenfield, previously developed land or a mixture of both? | Greenfield |
| Is the site within, adjacent to or outside the existing built up area? | The site is outside the built-up area. |
| Is the site within, adjacent to or outside the existing settlement boundary? | Newton Longville is not defined by a settlement boundary. |
| Is the site in the Green Belt? | No |
| Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan? | The site is not allocated for a particular use in the Development Plan. |
| Would development of the site result in neighbouring settlements merging into one another? | Yes. The land parcel to the north of the railway line adjoining west Bletchley is allocated as an urban extension in the Local Plan. In this context, the site forms part of an important gap between Newton Longville and Bletchley, with its development causing significance coalescence. |
| Is the size of the site large enough to significantly change the size and character of the existing settlement? | Yes. The site is outside the built-up area and its comprehensive development for housing would result in a sporadic form of development in open countryside and undermine the existing contained character of the settlement. |

Assessment of Availability

| <i>Indicator of Availability</i> | <i>Assessment</i> |
|--|--------------------|
| Is the site available for development? | Yes. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | None known. |
| Is there a known time frame for availability? | Timeframe unknown. |

Viability

| <i>Indicator of Viability</i> | <i>Assessment</i> |
|--|-------------------|
| Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? | None known. |

Conclusions

| <i>Conclusions</i> | <i>Assessment</i> |
|----------------------------------|---|
| Assessed Development capacity | 0 |
| Likely timeframe for development | Unknown |
| Overall rating | Unsuitable for allocation |
| Justification for rating | <p>The site does not adjoin the main built up area of Newton Longville and its development will result in the loss of greenfield land. The site is currently accessed from a gate off Whaddon Road. The existing site access is unsuitable, but a suitable vehicular access can likely be provided. However, the site does not have existing pedestrian access and this would require a significant extension to the existing footpath to the east along Whaddon Road. Residential development at this location would also be distant from existing community services and facilities in Newton Longville.</p> <p>A small area to the north of the site falls at risk of fluvial flooding and contains habitats likely to be of high ecological value. However, development on this site area can be avoided and potential effects mitigated without undermining the deliverability of the site. The site further contains large areas at risk of surface water flooding, although potential adverse effects could be mitigated through the introduction of SuDS.</p> <p>The northern part of the site is open in character and has high intervisibility with the surrounding landscape. The southern part of the site is fairly enclosed and strongly defined by hedgerows and adjacent built development. However, the site falls outside of settlement areas and residential development would create a development cluster in open countryside. The countryside surrounding Newton Longville is further characterised by isolated</p> |

farmsteads with agricultural and industrial-style buildings and development on this site would result in the infill of the gap between two separate farmsteads. Development on the site would also exacerbate coalescence between Newton Longville and Bletchley.

The site is considered unsuitable for allocation.
