



North Marston Neighbourhood Plan

2020-2035

April 2022

A mediaeval place of pilgrimage
A modern village to sustain and cherish

A Snapshot of North Marston

Photographs from the Community Facebook page



With acknowledgements to Fran Spargo

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Foreword

In 2018, North Marston Parish Council decided to produce a Neighbourhood Plan which would seek to balance the likely need for small-scale sustainable development to maintain the village's future viability with the definite need to conserve and enhance the rural character of the parish with its surrounding countryside, and the heritage of the village's famous historical past, both of which play such an important part in the daily life of the community.

In the period since, despite all the problems caused by the national situation during the pandemic, a Steering Group has, whenever possible, met monthly to develop this Plan, consulting with residents and relevant interested parties to try and ensure that it accords with the suggestions and opinions of the community. The final version of the Plan will, after approval by an independent Examiner, go forward to a local referendum, requiring a simple majority of those voting to become "made" and put into effect as a detailed document with legal standing clearly stating the community's views on the future of the parish which is our home.

Acknowledgements

This Plan could not have been produced without the support of everyone in North Marston, and the Steering Group would like to thank all residents for their many and varied views, all of which informed our deliberations. In particular, however, the Group have relied upon the expertise and experience of:

- North Marston Parish Council for their continuing support and patience
- Rachel Callander, the former Parish Council Clerk, for dealing with our many queries patiently, and for dealing with the complexities of the grant funding which financed the Plan
- John Spargo, Chair of North Marston History Club, whose vast knowledge of the village's past, and willingness to provide invaluable background data, has been instrumental to the Plan's development
- Sally Chapman, the Plan's professional advisor, who has guided through all the pitfalls and complexities with such proficiency and good humour
- David Rayner, Averil Wilkinson, Ian Wilkinson, and Kevin O'Donoghue, previous members of the Group who contributed so much during their time with us

And finally, I am grateful beyond measure for the hard work and dedication of my fellow Group members who, despite immense pressures from both work and family commitments in recent times, have remained dedicated to the Plan, and worked so hard to ensure its completion:

- Trevor Jenkins (Vice-Chair)
- Katherine du Plessis (Parish Council Representative)
- Bev Davis
- Marie Cowen

Michael Lane

North Marston Neighbourhood Plan Steering Group Chair

IAN WILKINSON

Ian's valuable and trenchant observations were part of our meetings for far too short a time. We missed the presence of both Ian and Averil greatly at our meetings, and Ian's passing weighed heavily on us.

We hope he would have approved.

1. Introduction

- 1.1 In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.
- 1.2 Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. In order to rigorously test the policies of a neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following 'basic conditions':
 - be consistent with local planning policy;
 - demonstrate how the plan will contribute towards sustainable development;
 - have regard to national policy;
 - be in general conformity with strategic local policy;
 - contribute to the achievement of sustainable development;
 - be compatible with EU obligations;
 - meet prescribed conditions and comply with prescribed matters.
- 1.3 Once the Plan has passed Examination, it is voted upon in a referendum by Parish residents and if a simple majority 'yes' vote is achieved, then the Neighbourhood Plan is 'made' by Buckinghamshire Council and comes into force as a planning document with legal weight in decision-making.
- 1.4 North Marston Parish Council resolved in January 2018 to proceed with making a Neighbourhood Plan and the Neighbourhood Area was approved as being the whole of the Parish on 25th May 2018. A Steering Group was formed to produce the Neighbourhood Plan.

2. The Strategic Policy Context

The National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) version was published in July 2021 and sets out the Government’s approach to sustainable development. At the heart of the NPPF is the ‘presumption in favour of sustainable development’. Essentially, it is about positive growth with economic, social, and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area. This is achieved with the inclusion of planning policies to determine decisions on planning application together with policies which set out the quality of development that should be expected for the area, based on stated objectives for the area’s future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

Sustainable Development

- 2.2 The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people’s quality of life, to create beautiful and safe places and to provide a wider choice of high-quality homes.
- 2.3 Therefore, the aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

Local Planning Documents

- 2.4 North Marston Parish lies within the local planning authority of Buckinghamshire Council which was formed in April 2020. The development plan remains that of the former Local Authority for the area which was Aylesbury Vale District Council. The Vale of Aylesbury Plan 2013-2033 (VALP) was adopted in September 2021, and its contents and policies have been the principles underlying the writing of the North Marston Neighbourhood Plan.

3. Parish Description

- 3.1 North Marston is a village and a civil parish in Buckinghamshire. It is located in the open countryside of the Vale of Aylesbury about four miles south of Winslow, and four miles north of Waddesdon. The village name “Marston” is Anglo-Saxon for 'farm or settlement by a marsh'. This refers to the common state of the land in the Aylesbury Vale, where the water table is raised. The prefix “North” was added to differentiate the village from “Fleet Marston”, a Roman camp and settlement on Akeman Street near Waddesdon.
- 3.2 The village remains a tranquil small scale settlement surrounded by an agricultural landscape. The rural character of the village is typified by activities such as children regularly riding ponies to the village school, horseriders taking their daily exercise through the village and frequent views of flocks of sheep walking down Portway, Quanton Road and the High Street as they are shepherded from field to field.

History and Heritage

- 3.3 North Marston’s history sets it apart from any other parish in the area, and has left it with a rich, varied, and unspoiled heritage.
- 3.4 Although its records date back to Roman times, by far the most significant period in the village’s history was in the 14th and 15th centuries, when, for almost 200 years, North Marston became one of the most important and famous places for religious pilgrimage in the country, being visited by more pilgrims than any other site except Canterbury and Walsingham, and the name “North Marston” was recognised throughout the land.
- 3.5 This fame followed the “miracle” of the village rector, John Schorne, conjuring the Devil out of a boot – widely regarded as actually being a cure for gout – before his death in 1314. Pilgrims, including King Henry VIII, flooded to Schorne’s shrine looking for relief, and their visits and, importantly, donations, shaped the present appearance of the parish in many ways.
- 3.6 The legacy of this mediaeval popularity remains today in the existence of one of the finest parish churches in Britain (*Source: “England’s Thousand Best Churches” Simon Jenkins*), the site of Schorne Well (where John Schorne caused water to spout from the earth, and now the only remaining religious well in the county), and in a landscape of unspoiled and undisturbed mediaeval ridge and furrow cultivation strips throughout the parish which are still designated as being of national importance by both Heritage England and Buckinghamshire Council.
- 3.7 Further afield, there are collections of pilgrim tokens from North Marston in national museums, and John Schorne’s relics now reside in St George’s Chapel, Windsor having been spirited away in 1478 to attract pilgrims there instead.
- 3.8 North Marston’s later development has been rather less dramatic, with the parish returning to, and retaining, its agricultural and rural roots, while, at the same time, evolving as a village to serve the community. A serious fire in 1705 destroyed many of the oldest buildings, but the rebuilding has resulted in an attractive and varied village centre which was designated 50 years ago as a Conservation Area.

- 3.9 A recognition of the significance of the parish’s history, and an awareness of the heritage that surrounds them, is a key characteristic of responses from many village residents, with the North Marston History Club being an important part of the community. A Heritage Trail has been established by the club to highlight important sites and landscapes in the parish, and the complete history has been gathered into a comprehensive and locally financed volume “The North Marston Story”, a book of over 400 pages.
- 3.10 The parish and its residents regard it as a priority to preserve and promote this unique heritage while recognising the need for the village to develop sympathetically in order to ensure a sustainable future.



Schorne Well as it is today



*John Schorne Pilgrim
Badge in the British
Museum collection*



*Replica badge produced
for the 700th Anniversary
of the "miracle"*

Landscape

- 3.11 The village sits in the flat valley bottom with low hills rising up to Oving in the south and Quinton in the west. The parish is mainly agricultural with large open fields bounded by hedgerows. Some of these hedgerows date back at least three centuries and are therefore another key component of the village's heritage. There is very little woodland other than occasional planted copses scattered around the village. The village contains multiple waterways (streams and pond systems) owing to the clay substrate and in winter months, the surrounding countryside often becomes waterlogged.
- 3.12 The dominant land use is agricultural and there are multiple examples of ridge and furrow in the fields surrounding the village.

Education

- 3.13 The North Marston Church of England School is a primary school which takes children from the age of four through to the age of eleven. The school has approximately 100 pupils and has a catchment area covering neighbouring villages and the local area. It is situated across the road from the parish church.
- 3.14 The Village has a private pre-school called Schorne Pre-School established approximately 30 years ago which operates from the Memorial Hall on a daily basis during term time.

Recreation facilities

- 3.15 The North Marston and Granborough Community Sports Field has a pavilion, football pitch, running track, nature trail and cricket nets. The Sports Field is the result of community endeavour, with the two villages co-operating to raise funds and enable the provision of the facility for everyone. The Sports Field is run and maintained by volunteers.
- 3.16 The North Marston Playground containing play equipment for youngsters of all ages, including swings, a zip wire, and basketball net, has been completely renovated and redesigned since 2019 by the Parish Council, and now has some of the best facilities in the area.

Local business, services, and employment

- 3.17 The 2011 UK census detailed the economic status of residents as follows:
- 70.3% were in regular employment, including self-employment
 - 22.1% were self-employed.
 - 0.7% were unemployed, and 2.7% were full-time students.
 - 26.3% were economically inactive, including 15.5% who were retired.
- 3.18 The Parish Questionnaire expanded on these facts and enabled the Group to obtain some useful information from respondents about the current situation. In particular the Questionnaire highlighted that more than 70% of workers need to travel out of the village every day to reach their place of work. Almost all of these journeys are made by private car.

- 3.19 The questionnaire results identified several individual businesses operating from the Parish with 28 respondents stating they ran a business from their home. The majority of these confirmed they do not routinely employ others. Typical private businesses run by people living in the Parish include financial consultants, heating and plumbing experts, builders, and driving instructors.
- 3.20 There are numerous working farms surrounding the village – managing stock of both sheep, cattle and also arable crops. Related farming activities play a significant role promoting the rural character of the village. The management of these farms is typically local with contract services employed at busy times.
- 3.21 A commercial equestrian centre is run from Stonehill Farm on the Parish outskirts. Horse related traffic is also noticeable within the village to and from local private equestrian facilities. Horse riding is a frequent sight throughout the village. Many houses on the farms or houses on the outskirts of the Parish have active stables for personal use.
- 3.22 The following local businesses have an established history and visible presence in the village.
- **Animal Antiks.** Animal Antiks is a day provision supporting both children and adults on a 220-acre working farm. The farm provides a safe environment for participating in animal care and farming activities and maintenance. Animal Antiks employs staff to assist with their activities.
 - **K O'Donoghue Upholstery** is a specialist in the refurbishment and re-upholstery of furniture and antiques.
 - **Litremeter.** This specialist company for the development and manufacturer of flowmeters is located outside the village on the road towards Granborough and is the largest employer in the Parish.
 - **Monkshood Coffee** is a company providing gourmet coffee, tea, and chocolate services to a wide range of events. The company also provides in depth training on all forms of drink preparation and business consultancy for new and existing cafes and restaurants.
 - **North Marston Community Shop.** The Shop in North Marston opened in May 2011 and is the result of community co-operation. It originated as a result of the identified desire of local people to have a shop in the village once again, after many years without such a facility. A committee of villagers worked for three years to bring the project to fruition. This involved securing over £100,000 of funding, gaining company status, and delivering a chalet style building in the corner of the Memorial Hall car park, to house the new shop. The Shop is run on a daily basis with the help of a team of dedicated volunteers and a shop manager, working alongside a management committee. The future of the Shop will depend on continuing use from the villagers and the possible expansion of the facilities to consider both seating areas to offer coffee and tea for visitors and additional product offerings.
 - **North Marston Pottery.** The Pottery is located in a 17th century thatched barn in the village. Visits are welcomed and courses are run throughout the year.

- **Nunc Living** was established in 2019 and is a manufacturer of Jun Kombucha fermented tea, using honey from local beekeepers.
- **The Pilgrim Pub.** The pub is listed in the 2021 Michelin Guide and well regarded locally. The Pub was originally called “the Bell” until a change of ownership in 2010. The pub has been in existence since the 18th Century.
- **Schorne Pre School.** The Pre School is a registered charity founded in 1992, holding Ofsted Outstanding 2011-2012 status. The pre-school is run from the Memorial Hall and has an outside space for children from two to five years of age.
- **Stables Bed and Breakfast** offers accommodation for visitors to the village.
- **Tuckett Bros.** A well-known company offering a restoration service for classic cars

Population & Household Data

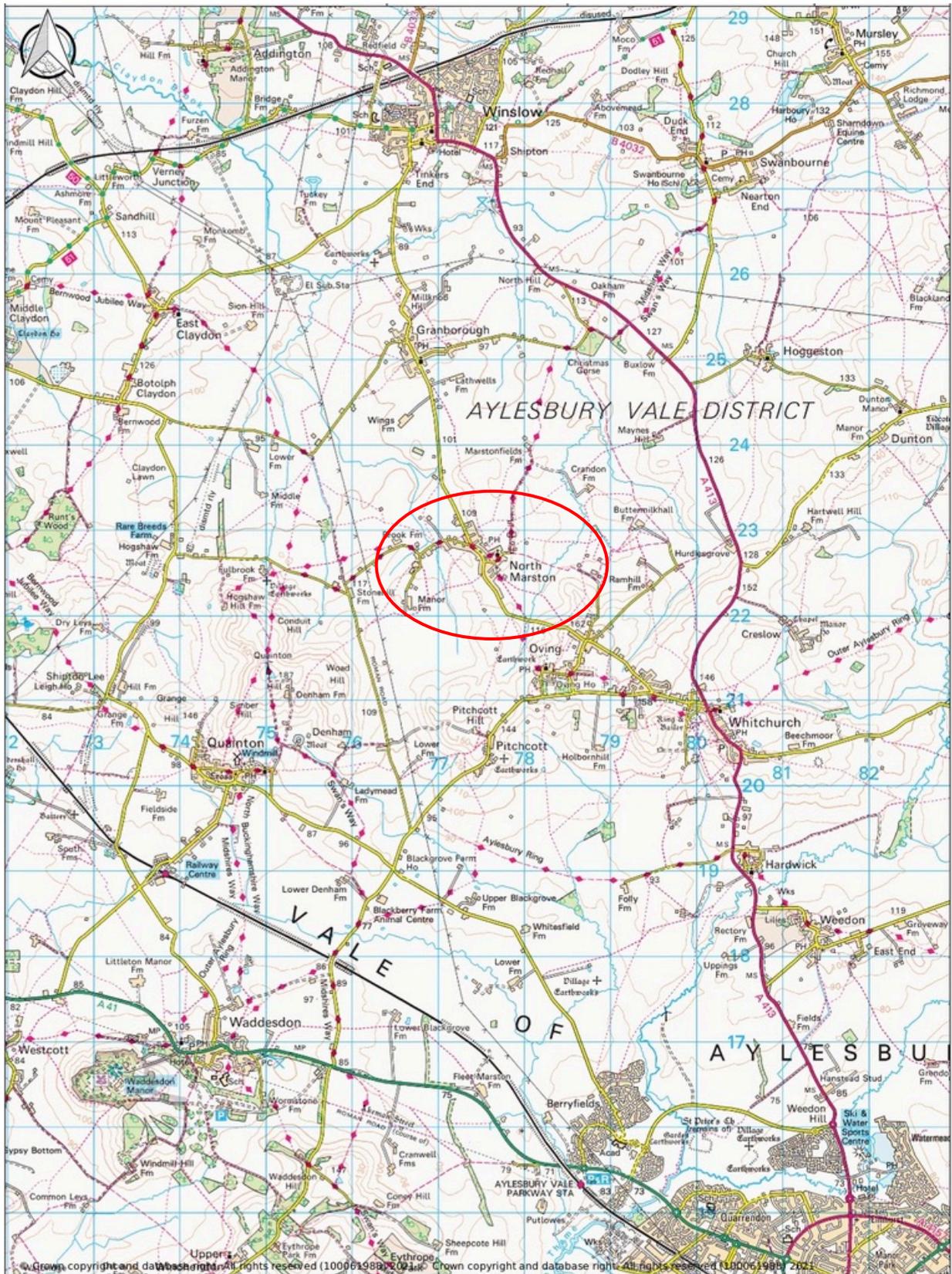
- 3.23 The 2011 census recorded 297 inhabited households in North Marston, with a resident population of 781 persons. The average age of residents at the time was 39.3 years of age, although over 48% of residents were aged 45 or over.
- 3.24 In 2011, the great majority of residents live in privately-owned accommodation, with only 9% living in social rented accommodation, and just 5% in privately rented housing. Over 65% of houses are detached, and more than a quarter semi-detached.
- 3.25 Since the 2011 census the housing mix has changed little, and there have been only 5 detached houses built or converted on infill sites in the intervening 10 years giving a current total of 302 inhabited households. All of the new builds are privately owned.
- 3.26 The resident population has also remained relatively stable during the period, with an average of only 7 houses being sold or changing hands every year (*Land Registry Data*). This has resulted in a population in which many are now long-term village residents, and over 73% of respondents to the Parish Questionnaire indicated that they have lived in the parish for longer than 10 years.



North Marston Community Shop was built with community support and raised funding of over £100,000



North Marston Location



4. Consultation

- 4.1. The Steering Group has tried to take every opportunity available to engage with the North Marston community while preparing this Plan, and the main elements of our consultations are summarised below. Full details may be found in the Consultation Report.

Introducing the Neighbourhood Plan concept

- 4.2. Following the Group's formation in April 2018, the concept of a North Marston Neighbourhood Plan was introduced to the community at two annual village events – the Annual Village Meeting and the Church Fete, held in May and June 2018.
- 4.3. At the Village Meeting the Neighbourhood Plan was introduced to all representatives of village organisations and youth leaders in a Question-and-Answer session which produced some useful initial indications of the priorities and concerns which would need to be considered, whilst, at the Church Fete, attended by a wide cross-section of residents, a display was organised to explain the Neighbourhood Plan concept and introduce Group members. The Steering Group was available during the Fete to answer any questions and gather further information about wider community concerns.

Open House

- 4.4. Having considered the information gathered from the introductory events the Group held an Open House for parish residents at the Memorial Hall in July 2018, where participants were asked to consider three questions:
 1. What do you like best about living here?
 2. What are your biggest concerns at the moment and for the future?
 3. What progress and changes would you like to see in the future?
- 4.5. Everyone was then encouraged to post written responses on notes attached to the relevant whiteboard. In an attempt to discover whether there were specific matters or opinions particularly relevant to different areas of the village, responses were divided by asking residents from the streets in the village to record their replies on appropriate colour-coded notes.
- 4.6. The Open House was attended by over 70 residents from all around the parish, and over 200 responses were posted.
- 4.7. The responses were carefully analysed by Group members and summarised in a published report. This analysis became a key source for the focused and detailed Parish Questionnaire, which was produced as the next, and most important, stage in the Plan's development.

Parish Questionnaire

- 4.8. Taking account of all the information gathered at these public events, a comprehensive Parish Questionnaire was prepared to give every resident the chance to provide information and express extended views on a wide variety of topics relating to North Marston.

- 4.9. With the agreement of the Parish Council, it was decided that the opportunity the Questionnaire provided should be used to obtain as detailed an understanding as possible of the community's views on North Marston life in the round. As a result, the Questionnaire contains questions which are not strictly relevant to the Neighbourhood Plan process.
- 4.10. An invitation was issued to other community-led organisations to include sections of questions which would be particularly relevant to their concerns, and the Parish Council and Community Shop both took up this invitation. The Parish Council submitted questions relating to a new Village Playground project, and the Community Shop was eager to discover residents' views on the existing services provided.
- 4.11. Responses to these sections were used by both bodies in their future planning, and, in particular, the residents' views on the proposed playground played a very significant role in the development of the new North Marston Playground, which is now in use and will be formally opened in September 2021 and has been named "The Park".
- 4.12. The final Parish Questionnaire contained a total of 118 questions split between the following sections:
- About You
 - Living in North Marston
 - Housing Development
 - Local Economy
 - Communication
 - Local Infrastructure
 - Traffic and Transport
 - Social Infrastructure (including Playground and Community Shop)
 - Green Environment
 - History and Heritage
 - Additional Comments
- 4.13. A printed copy of the Questionnaire was delivered to every residence in the parish during November 2018, and a virtual version was made available on Survey Monkey at the same time. The link to the virtual version was clearly described in the printed version.
- 4.14. Residents were able to complete either the printed or virtual version, and a copy of the printed document was placed on the village website to enable further copies to be downloaded. It was strongly emphasised that the Questionnaire should be answered by individuals, and not by households. All replies would be anonymous.
- 4.15. Completed Questionnaires were requested in December 2018, with paper copies being collected by Group members, or deposited in the community post-box at the Village Shop.
- 4.16. A total of 157 Questionnaires were completed in both formats.

Analysis and Communication of Results

- 4.17. All raw data from every respondent was transferred online for analysis, and a report detailing the replies to every question produced and posted on the Neighbourhood Plan page of the village website. To provide extra clarity, all raw data, including every individual response to “open-ended” questions was published alongside the report.
- 4.18. To coincide with the publication of the raw data and final analysis report, a summary presentation was also prepared and presented to both the Parish Council and residents at the Annual Village Meeting in May 2019. All residents were invited, and questions welcomed. This summary presentation was also posted on the village website.
- 4.19. The information gathered from the Parish Questionnaire has been used by the Group as the driving force behind the development of Objectives and Policies in this Plan. Details of Questionnaire responses and specific contents of the analysis reports are referenced in relevant sections of the Plan’s text.
- 4.20. The following documents are attached as annexes to the Consultation Report:
 - North Marston Parish Questionnaire
 - Questionnaire Raw Data
 - Final Questionnaire Analysis
 - Village Meeting Presentation

Consultations with Parish Organisations

- 4.21. Whenever possible, members of the Steering Group have held discussions with other village organisations during the course of the Plan’s development, and the Group has been grateful for their co-operation and expertise.
- 4.22. In particular, the following have played important parts in the Plan’s production:
 - **North Marston History Club Executive Committee** – A Group representative attended several Executive Committee meetings by invitation at different stages of the Plan’s development to explain the Plan’s progress, and to discuss the significance of History and Heritage to the parish’s past, present, and, importantly, future. The History Club, and especially its Chairman, have also been an invaluable source of information, and have provided much background detail for the Plan and Design Code.
 - **North Marston Primary School and youth organisation leaders** – Meetings were arranged with leaders from the school and other youth organisations to try and discover the concerns of the younger members of the community who will play an important part in the parish’s future. The aim of producing a short and simple set of questions for leaders to discuss and distribute to their members had almost been completed when national lockdown intervened, and it has not proved possible to carry out this survey, but the leaders’ insights into the views and opinions of the village’s younger members have been used by the Group in preparing the Plan.

Keeping the Community Informed

- 4.23. The primary means by which the wider North Marston community has been kept informed of the Plan's progress has been through editorial updates in the North Marston and Granborough Magazine. These have appeared at regular intervals throughout the process and have also been used as a means of advertising approaching events and deadlines. Each update includes the contact email address for the Group (chair.nmnpag@gmail.com).
- 4.24. The Parish Council has also received a monthly report of the Plan's progress, and the relevant sections of these reports have appeared in the published Minutes of Parish Council meetings.
- 4.25. Detailed progress reports were made to the Annual Village Meetings in 2018 and 2019, when everyone attending were encouraged to ask questions and express concerns, and the meeting in 2019 enabled the Group to go through the summary report of Questionnaire findings in detail with interested residents and to gauge responses. Online reports only were possible in 2020 and 2021. All reports are published on the village website.
- 4.26. Publicity leaflets were distributed to every household in the parish advertising the following major Plan events:
 - Open House (July 2018)
 - Parish Questionnaire (November/December 2018)
- 4.27. A pre-submission consultation period for the draft plan ran for a period of 8 weeks from December 15 2021 to February 9 2022. Consultation documents were sent to a wide range of statutory bodies, and a leaflet was distributed to all households in the parish encouraging residents to respond. Hard copies of the draft were placed in community facilities, and a "Drop-in Session" was held during the period to enable residents to discuss the Plan's contents with Group members and to make representations for comment and consideration. The session was publicised on the village Facebook page, by notices on village noticeboards, and by the distribution of publicity leaflets.

Online publicity

- 4.28. A page dedicated to the Neighbourhood Plan was set up on the village website at the beginning of the process and has been used to publish reports and analyses relating to the Plan's development (www.northmarston.org/?page=858). Minutes of Steering Group meetings were published until the COVID-19 emergency deprived the Group of a Secretary's services.
- 4.29. The Group has established a Facebook page to publicise Plan events and to give interested residents an opportunity to comment on the Neighbourhood Plan (www.facebook.com/northmarstonneighbourhoodplan)
- 4.30. At the Open House in July 2018 residents were given the opportunity to join an email group receiving updates and information from the Group Secretary. This group is still in operation.

5. Vision and Objectives

- 5.1 The Vision and Objectives of this Neighbourhood Plan have been carefully developed and refined by the Parish Council to reflect the priorities of the community and help plot the way forward for the future of the village. The Vision is the overall aim of the Neighbourhood Plan and the Objectives are more detailed, allowing the development of policies which in turn will be used to comment on and determine planning applications.

Vision

The plan will promote a flourishing community-based parish, which maintains its rich heritage, rural landscape, and agricultural environment, each of which plays an important part in the lives of its residents. Protection, enhancement, and promotion of these characteristics are the key components of the plan.

It is vital that North Marston remains a thriving and sustainable parish that encourages the well-being of its residents both now and in the future.

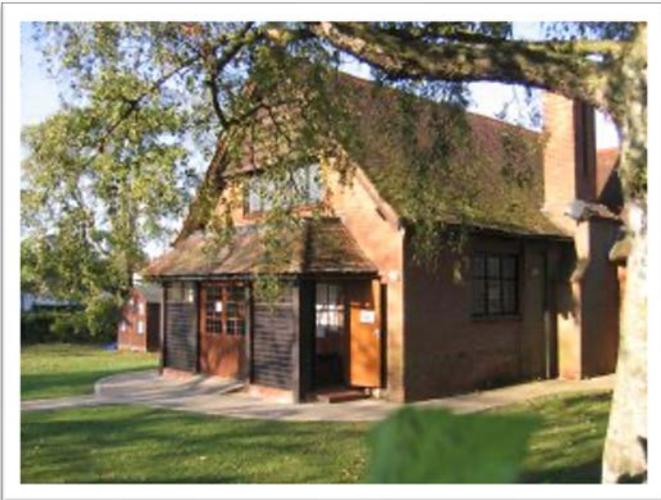


*North Marston and the Quainton Hills from footpath on Oving Hill
A Key View shown on Policy Map 1*

Neighbourhood Plan Objectives	
Environment	
Rural Environment	To retain and enhance the rural character of the parish by minimising the impact of development
Historic Environment	To protect and conserve all structures of historical importance and their environs
	To protect and conserve the nationally important ridge and furrow landscape and other historic landscape features
	To maintain and conserve all aspects of the heritage of North Marston for the future benefit of both parishioners and visitors
	To promote the heritage of North Marston as a key element in the sustainable development of the village
Natural Environment	Development should respect the green environment of the parish and have a positive impact on the existing ecosystem of the countryside particularly by increasing biodiversity
Sustainable Development	
New Development	Development should respect the historic nature of the village and have minimal impact on the countryside
	Development should respect the rural and agricultural character of the village by having minimal impact upon designated agricultural land
	No development in the parish shall impact negatively upon the current infrastructure or provision of services
Housing	Over the period of the plan, new housing will be limited to infill construction and small-scale developments within the settlement boundary and on previously developed and brownfield sites
	New housing developments should contain affordable and market housing and be concentrated on family centred properties, especially those suitable for younger residents
	New build housing should be constructed to high energy saving standards in ways which are appropriate to the existing rural environment and sensitive to the historic setting and context
	All new houses should incorporate elements to minimise the risk of flooding and drainage problems and conserve water
	New housing should provide adequate parking provision on the plot for vehicles and, where appropriate, visitor parking
	New housing should recognize the need for the safe passage of pedestrians in the village
	All new housing shall conform to the design guidance described in the Plan with respect to the village design code.

Community	
Facilities	Village facilities and services will be supported, retained and enhanced where possible
	Important green spaces will be protected from development and enhanced for the benefit of the community
Business	Employment opportunities on a small scale will be encouraged including appropriate farm diversification
Traffic and Transport	
Traffic	Vehicular traffic will be encouraged to drive safely through the village particularly in the vicinity of local facilities and on the roads leading to the village taking notice of cyclists, pedestrians and horse riders
Rights of Way and Pavements	Provision for cyclists, pedestrians, and horse riders within the village will be retained and extended.
	Pavements and pathways within the village will be retained and extended where space and road conditions allow

Annex 3 details the Policies relevant to each of these Objectives



North Marston Memorial Hall commemorates parishioners who lost their lives in the First World War

The Neighbourhood Plan Open Day held in the Memorial Hall



6. Sustainable Development

Introduction

- 6.1 Reflecting the NPPF and the consideration of locations for new development by Buckinghamshire Council through the newly adopted Local Plan, new development must be sustainable, achieve high design & environmental standards, reflect local preferences in terms of location and, especially important, deliver new community infrastructure.
- 6.2 The Parish has a distinctive rural character and new development should protect, reflect and enhance that character. Any new development must contribute to the quality of life for residents, including encouraging healthy lifestyles, improving access to local services, protecting green open spaces, and being accessible by walking, cycling, and public transport.
- 6.3 It is generally accepted that some new development is necessary for the future sustainability of the village but there is a strong feeling that this should meet the requirements of local people – both existing and future generations – by applying the principles of sustainable development to reflect environmental, economic, and social needs. The policies in this Plan reflect the issues facing the Parish and are driven by the Vision and the Objectives as laid out above.
- 6.4 For North Marston, the meaning of sustainable development is set out below:

Sustainable Development Principles

Sustainable development for North Marston means that development should be:

- *At an appropriate scale and in locations where it would support the community*
- *Of a high standard of design, reflecting the character of the surroundings*
- *Contributing towards community infrastructure, by improving existing facilities*
- *Providing superfast broadband connections*
- *Ensuring that there is no increase in the risk of flooding*
- *Meeting contemporary construction, energy efficiency and water management standards*
- *Located and designed to enable safe walking and cycling to local services and facilities*

The following adverse impacts must be avoided or mitigated:

- *The loss of the best and most versatile agricultural land*
- *The loss of agricultural land which is an integral part of the village heritage*
- *The loss or inappropriate diversion of public rights of way*
- *Avoidable intrusion into open countryside*
- *The loss of or damage to wildlife habitats, and hedgerows and trees*
- *The loss of significant or material amenity for existing residential properties*
- *The reduction of efficiency for nearby businesses*
- *Overloading existing utilities and services (water, drainage, sewage and waste)*

7. Environment

Rural character

- 7.1 The defining character of the village is the linear pattern of development set within a rural landscape, with the long linear Green in the centre of the village providing an important identity and heart to the village, reinforced by the presence of the pub. The countryside beyond the village is glimpsed through gaps between houses and the rural character is always present given the lack of standardised housing patterns and layouts. Backland development is limited and in sensitive or historic parts of the village would not be an appropriate form of development.
- 7.2 The modest scale of buildings in the village reflects its agricultural past with more modern buildings dispersed along the main routes out of the village centre. The lack of formal boundary treatments to houses also contributes to the rural feel of the village.
- 7.3 Responses throughout the NMNP parish questionnaire indicated the high value placed on local environment and landscape to village life.
- 7.4 Views are an important contributory factor of local distinctiveness, both within the settlement, from the settlement out into the open countryside, and from the countryside back towards the village. This was recognized as an important element in the village's character by the former AVDC in the North Marston Fact Pack (*May 2011, p13*). Obstruction of views at the edges of the village would reduce the visual relationship with the landscape.
- 7.5 The NMNP questionnaire identified over 30 favoured views, which can be summarised into a general statement that all surrounding views to and from the Quainton Hills, Marston/Oving Hill, and Marstonfields from throughout the village are enjoyed by the community.
- 7.6 From these, 11 Key Views have been identified in the Design Code and are shown on Policy Map 1 at Annex 1. The key views are all from public viewpoints and should not be compromised by new development as they reflect the importance of retaining the rural character of the settlement within the landscape, and the village's situation in the centre of open countryside.



*Marstonfields Road verges are designated local green spaces
(see Policy Map 6 and Annex 2)*

Policy E1: Rural Character

The rural character and linear form of the village and its surroundings should be respected through new development by ensuring that:

- *the scale and character of new buildings are modest and in keeping with the rural setting, and surrounding buildings,*
- *the variable sense of space between and around existing buildings is retained where appropriate, particularly where views of the countryside beyond the village are available. The design of new buildings should ensure that adequate space is provided around them to complement the rural character of the village,*
- *boundary treatment and landscaping schemes are carefully designed so as to prevent undue urbanisation of the location.*
- *proposals take advantage of the local topography, landscape and water features, trees and plants in the vicinity and on the site.*
- *Key Views of particular importance as defined on Policy Map 1 should be preserved and not be obstructed by new development.*

This policy conforms with VALP policy BE2

Historic Environment

- 7.7 The village has a great variety of buildings in style, age and building materials. Two storey red brick and tile houses predominate, but there are some timber framed buildings and some terraced houses, although the majority of the houses are spaced out, set in gardens. More information is available at the Buckinghamshire Heritage Portal (<https://heritageportal.buckinghamshire.gov.uk/theme/tbc749>).
- 7.8 It is essential that the location and design of new development has regard to the historic character of the local area. This protection is in accordance with the guidance contained in paragraphs 184-202 of the National Planning Policy Framework.
- 7.9 95.9 % of respondents to the NMNP questionnaire thought it important or very important to conserve the parish's historical past and its current heritage for the future, including historical landscapes. Over half of respondents thought all older buildings and structures should be retained and conserved, 77% thought it important to conserve the ridge and furrow landscape, and 63% thought it important to promote the history and heritage of the parish for the future sustainability of the parish.

Conservation Area

- 7.10 The central area of North Marston was designated as a Conservation Area in 1972 with an updated Conservation Area document published in 2008. The extent of the Conservation Area is shown at Policy Map 2 of Annex 1. The Conservation Area is made up of the core of the village stretching south from the Memorial Hall at the end of High Street to the buildings in School Hill and Church Street. It excludes all of the buildings on the southern side of High Street. Over time, questions have been raised by interested residents about the need for its reappraisal and expansion. The major concerns are that the original determination was too subjective and not informed by local opinion. It was also entirely based on aesthetic judgments and made no attempt to reference the rich historical or heritage value of many aspects of the village.
- 7.11 St. Mary's Church, a very fine mainly perpendicular building, Grade 1 listed and regarded as one of the best 1000 churches in England, sits at the top of a small hill approached either by the narrow thoroughfare of School Hill with its white painted and brick cottages fronting the steep roadway, or by Church Street where many of the cottages and houses are raised above the road on a sloping green, emphasising their setting.
- 7.12 The curve of Church Street down towards the High Street is bordered by Burnaby House, a striking and locally rare late mediaeval farmhouse with timber mullioned windows, behind which is an attractive group of black boarded barns with interesting roofs. Opposite the church and closing the view uphill, is the solid structure of Glebe Farm, pleasantly framed by trees through which the Oving Hills are seen in the distance.
- 7.13 The High Street is bordered to the north-east by the long, narrow village green. The green is well enclosed, with the southern end being particularly well defined by the close nature of surrounding buildings, but along the street towards Granborough, the buildings are more widely spaced. An unusual feature which has developed over the years is the enclosure of parts of the green with small hedges – these are the remnants of hedge-surrounded allotments provided to cottage-holders which date precisely from the enclosure of the village in 1778 and they are of historical significance.
- 7.14 Many of the buildings are not individually outstanding from an architectural point of view, but, when viewed together they form a harmonious group giving the village identity and a notable centre.
- 7.15 A number of the original buildings which would have been within what is now the Conservation Area are said to have been destroyed by fire in 1705. This may well explain the mixture of building styles which are found and also the diverse pattern of buildings.
- 7.16 The south eastern limit of the conservation area, in Schorne Lane, has been included in order to include the historic Schorne Well, the only religious well remaining in Buckinghamshire, and a site of importance in the John Schorne "miracle" which saw so many pilgrims visit the village in mediaeval times. Some of the buildings nearby, whilst not of sufficient merit to be normally included in a conservation area, have been added to the conservation area boundary to reflect their importance in relation to the well.

- 7.17 Only the north side of the High Street is included in the Conservation Area, because the original assessor considered that the two sides of the High Street should be regarded as being quite different in character, with the difference being emphasised by the central dividing green space.
- 7.18 The assessment of the southern side of the High Street, describes buildings laid out in a more open pattern and set back from the road behind a thin curtain of small trees and shrubs. From several points the Quainton Hills can be seen as a backcloth. The assessment does not regard the architecture as outstanding, and though the properties are pleasant with rambling front gardens they are not seen as meeting conservation standard.
- 7.19 Interested residents see this assessment as an example of both the subjectivity of the original determination and the disregard of the importance of heritage to North Marston in particular. The southern side of the High Street contains a significant number of listed buildings, and its historical significance for the village has been huge.
- 7.20 The Parish Council will encourage Buckinghamshire Council to prepare a Conservation Area Assessment and updated Management Plan for North Marston Conservation Area. It is expected that any new buildings in the Conservation Area will need to be designed so as to respect the bulk, massing, height and orientation of buildings in close proximity to the site and should be designed in such a manner as to add to the varied character of the parish.

Policy E2: North Marston Conservation Area and its Setting

Development in the Conservation Area as shown on Policy Map 2 and its setting should preserve and enhance its special character by achieving high quality design, set in a clear context in terms of materials, scale, setting and layout. The following criteria apply:

- ***Development should be of an appropriate scale and mass for the immediate area;***
- ***Use of locally distinctive details will be required (materials, openings/access and boundary treatments) as set out in the Design Code.***

Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.

This policy conforms with VALP policies BE1 and BE2

The Church of The Assumption of the Blessed Virgin Mary



A Grade 1 Listed Building

Recognised as one of the finest 1000 churches in England and the centre of North Marston's Conservation Area

Monies received from mediaeval pilgrims in the 14th and 15th centuries contributed to building one of the largest village churches in Buckinghamshire

The pilgrims travelled to North Marston to visit the site of John Schorne's "miracle" of conjuring the Devil out of a boot – now widely regarded as signifying relief from gout – and they made the village the third most popular place of religious pilgrimage in the country for almost 200 years.

More commonly referred to as "St Mary's Church"

Local Heritage Assets

- 7.21 North Marston has a total of 22 Grade 2 listed buildings and structures. In addition, the Church of St Mary is a Grade 1 listed building. These are protected from harmful development by the NPPF paragraphs 189 – 203 which require that great weight is attached to conservation of these assets. Clear and convincing justification based on exceptional objective evidence would be needed to justify any loss or harm to the asset. Local Plan Policy BE1 – Heritage Assets also protects listed buildings and other heritage assets from harmful development.
- 7.22 Neighbourhood Plans may identify important heritage assets, buildings or features, including archaeological remains, which are not already protected by listing. The list of non-designated heritage assets below was compiled alongside the completion of the Design Code. Their locations are shown on Policy Map 3 of Annex 1. The buildings and features identified may not be of sufficient architectural or historic merit to justify listing, but they are an important part of the character of the Parish. The policy will help to ensure they are retained. Enhancements to the local features will be sought through funding bids to support their management.
- 7.23 This policy will also apply to Local Heritage assets identified in the future, particularly as part of the Local Heritage List being compiled by Buckinghamshire Council.

Policy E3: Protecting and enhancing local heritage assets

All development proposals affecting identified local heritage assets will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail. The loss of, or substantial harm, to a local asset, will be resisted unless exceptional circumstance is demonstrated.

Local Heritage Assets initially identified are:

- 1. SCHORNE WELL: the site of John Schorne’s “miracle” which led to North Marston becoming a popular and important place of religious pilgrimage in the fourteenth and fifteenth centuries. The only remaining religious well in Buckinghamshire.***
- 2. THE PARISH BARN AND ASSOCIATED LAND: the first community initiative in the parish in 1888, when poorer members of the community raised funds to build a barn for threshing corn, with surrounding land to grow crops.***
- 3. GARFIELD HOUSE: A typical late-Victorian cottage from the era of the railways which was the village’s Police House in the first half of the 20th century.***
- 4. THE OLD POST OFFICE: Originally an 18th century cottage, an early 20th century extension accommodated the Village Post Office which was the hub of North Marston’s life for over 50 years.***

This policy conforms with VALP policies BE1 and BE2

Field Patterns and Archaeology

- 7.24 The NPPF identifies the historic environment as a Core Planning Principle.
- 7.25 There are areas of potential archaeological significance in the parish. The most extensive of these are the many fields of ridge and furrow which surround the village and have lain undisturbed since mediaeval times.
- 7.26 Other sites with promise of further finds have been identified by Buckinghamshire Heritage Portal:
- In the Domesday Book settlements from the 10th Century were associated with North Marston, including Stapelum, Heort Hill, and Heortsmere. These settlements no longer existed when enclosure occurred in the 18th Century.
 - A Roman Road running north-east from Akeman Street passed through the parish
 - During Saxon times North Marston was part of Bernwood Forest, and the existence of a deer park was mentioned as late as 1202, but its location is unknown
 - A mediaeval Manor House is believed to have existed in the area around the current Manor Farm. Evidence for this is indicated by the use of mediaeval masonry as stone footings for an 18th century barn. Manor Farm is the oldest building in the parish, with parts dating back to the 14th Century.
 - A moat known as “Gentlemen’s Fishpond” is known to have existed in mediaeval times in the area lying south-east of the parish church.
- 7.27 St Mary’s Church itself dates from the 13th Century, with additions funded by pilgrims’ donations being made in the following 200 years. John Schorne’s Well, which as well as being the source of the village’s drinking water until the early 20th Century, was the site of the “miracle” which brought so much fame and prosperity to the parish, is now the only remaining religious well in the county and has been noted as having potential for archaeological finds.
- 7.28 Archaeological relicts have been discovered in the parish:
- A Roman stone-lined trough was excavated during construction work in the area of the Roman Road. This is thought to have been a cist burial, but could have had another, more industrial purpose.
 - Saxon artefacts were discovered in the garden of 18 High Street
 - Foundations of an earlier building were unearthed beneath 4 High Street during renovation works
- 7.29 The extent of the evidence of mediaeval farming shown by the large areas of ridge and furrow still present in North Marston is a key element of the historic environment for this village and large swathes of land around the village show “well preserved ridge and furrow...amongst the finest surviving examples to be found in England”. (*Source: Defining the special qualities of landscape designations in Aylesbury Vale District 2015*).

- 7.30 The North Marston ridge and furrow earthworks were assessed as part of a project by English Heritage (now Historic England) in 1995 and were awarded the highest level of importance, making them nationally important. As well as being a heritage asset, they can also help define the boundary between the historic settlement and the historic open fields.
- 7.31 The extent of the earthworks can be seen on the mapping tool of the Buckinghamshire Heritage Portal (<https://heritageportal.buckinghamshire.gov.uk/map>).
- 7.32 77 % of respondents to the Parish Questionnaire thought it was either important or very important to conserve the ridge and furrow landscape of the village. Only 7% thought it unimportant.
- 7.33 All areas of ridge and furrow in the parish are designated areas of archaeological notification, indicating that there is already evidence of archaeological remains. They are shown on Policy Map 4 at Annex 1.
- 7.34 This policy applies to the whole parish and will ensure that development takes account of archaeological considerations.

Policy E4: Field patterns and archaeology

Development proposals should demonstrate clearly that they have considered the potential impact on all above and below ground archaeology and prove that no archaeological remains would be lost or unacceptably mitigated against by development.

Mitigation strategies must be identified to ensure that no evidence of past environments, in particular nationally important ridge and furrow landscape, is lost or destroyed.

In accordance with Paragraph 194 of the National Planning Policy Framework all development proposals should, at a minimum, consult the Historic Environment Record.

This policy conforms with VALP policy BE1

The undisturbed mediaeval ridge and furrow landscape surrounding the village is regarded as being of national significance

This typical example can be found beside Portway



8. Natural Environment

- 8.1 Responses throughout the NMNP questionnaire indicated the high value placed on the local natural environment and landscape to village life. 87% of answers agreed that the parish should support initiatives to support local wildlife and biodiversity.

Landscape

- 8.2 Landscape Character Assessment (LCA) is the systematic division of the countryside into discrete and relatively homogenous units of land, within which the constituent physical, biological, historical, and cultural elements occur in repeating patterns and share certain aesthetic characteristics. The LCA for this part of Buckinghamshire was carried out in 2008 and has been amended and endorsed since then. It is a very useful tool for establishing important characteristics of local landscapes that can then be protected and/or enhanced when new development takes place.
- 8.3 The Parish lies within the 'Shallow Valleys' Landscape character type, with the more detailed classification areas of the 'North Marston Undulating Claylands' Landscape Character Area (LCA 5.8), and the Pitchcott – Whitchurch Ridge Landscape Character Area (LCA 9.3) in the southern third of the Parish. The LCA concludes that the condition of the LCA as a whole is 'Good', with 'Moderate' sensitivity in the Claylands Area and 'High' sensitivity in the Ridge area.
- 8.4 The 'North Marston Undulating Claylands' landscape covers the village and is described as an undulating landscape with small hills and ridges being a feature of the area. It notes that the village has a strong historic character. The landscape is predominantly pastoral with sparse settlements. Pylon lines are the main visual intrusion throughout the character area. LCA 5.8 guidelines seek to 'conserve and reinforce' the characteristics of the landscape that makes up the LCA.
- 8.5 The Pitchcott-Whitchurch Ridge LCA 9.3 description focuses mainly on the Ridge which is outside the Parish boundaries, but it does specifically highlight the particularly fine examples of surviving ridge and furrow in North Marston Parish. The LCA guidelines for this area seek to 'conserve' the characteristics of the landscape.
- 8.6 Statements of relevance with regard to this area are:
- Promote the conservation and interpretation of rich historic environment;
 - Identify Key Views to surrounding higher ground from publicly accessible land and promote the preservation and enhancement of these views;
 - Protect the integrity and vernacular character of the settlements;
 - Encourage the preservation of historic earthworks and ridge and furrow by maintaining a continuous grass sward.
- 8.7 Some change that occurs in the landscape is outside planning control, but where planning permission is required for development, landscape features should be considered in a systematic way. Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Policy NE1: Protecting the Landscape

Any proposals for development should recognise and seek to protect and enhance the historic and natural landscape and local character of the Parish, including field ponds, mature, veteran, and notable trees and hedgerows, and existing field patterns. Such features should be protected and where appropriate, incorporated into any landscape design schemes and their long-term maintenance ensured.

This policy conforms with VALP policies NE1, NE4, and NE8

9. Biodiversity

- 9.1 Protection of the nature conservation interest in the Parish, which is valued by local people, is critical, with reference to the important habitats and landscape identified in both the Landscape Character Assessment (2015) and the Design Code.
- 9.2 The Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC) has recorded many sites around the parish which designate the presence of rare, protected, or notable species of wildlife and plants in North Marston.
- 9.3 Policy Map 8 shows the BMERC sites which it is possible to publish in the public domain, and in addition to these sites there are others which are kept confidential by BMERC for reasons of sensitivity.
- 9.4 Any new scheme for development within North Marston should demonstrate that reference has been made to the complete record of BMERC designated sites to ensure full conformity with Policy NE2 below, and development on or adjacent to these sites should be avoided.
- 9.5 The public version of the BMERC report detailing the significance of the designated sites in North Marston can be found at: https://northmarston.org/?page_id=2028/BMERC_designated_sites_report_for_North_Marston.
- 9.6 All proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species, including wildlife corridors such as hedgerows and watercourses. This will include sites and features that are locally important in North Marston, including hills and valleys with streams and ponds, trees, hedges and woodland, and unimproved grassland. Developers will be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to enhance biodiversity and important habitats.
- 9.7 Biodiversity Net Gain (BNG) is a concept proposed in the Government's 25 Year Environment Plan and mandated as a condition of planning permission in the 2021 Environment Bill. Biodiversity Net Gain requires a 10% net increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. In locations such as North Marston where any new development will be close to the countryside, it is extremely important that this principle is adopted to mitigate the impact of losing biodiversity value of undeveloped land to development.

- 9.8 All new development, therefore, including infill housing and extensions to existing properties, should seek to increase biodiversity by using strategies such as incorporating wildlife friendly features (including swift, martin and bat bricks) into new buildings, particularly at the edges of the settlement. Hedgehog ports should be incorporated into fencing, and wildlife corridors between buildings should be assessed and preserved.
- 9.9 One parish feature, in common with nearby parishes, is the presence of the black poplar, or water poplar, Britain's rarest native tree. Of the estimated national population of less than 7,000, more than half are in the Vale of Aylesbury. Its numbers are declining, and it is protected by law, but recent national interest indicates a growing awareness to preserve and propagate these trees through local action and survey groups. For every black poplar that is lost, at least two new black poplar trees should be planted in a suitable location. Within appropriate new development, planting of black poplars will be encouraged.
- 9.10 Landscaping schemes will be required to use appropriate native species for planting schemes, particularly those found locally. Planning applications should be accompanied by an ecological survey showing measures to protect existing biodiversity and proposed biodiversity enhancements.
- 9.11 74 % of respondents to the NMNP questionnaire thought that new buildings should incorporate wildlife-friendly features such as swift, martin, and bat bricks. 89.5% of respondents agreed that planting in new builds should only incorporate native trees and plants
- 9.12 Any new drainage development should adopt a Sustainable Urban Drainage System (SUDS) approach.

Policy NE2: Biodiversity

New development will be required to protect and enhance existing natural features of sites and provide at least 10% net gain in biodiversity. Provision of appropriate species-related measures will be required, including, for example, swift, martin, and bat bricks and the incorporation of native species into landscaping schemes.

If black poplars are present on a site, they should be retained. For every black poplar lost, two new black poplar trees should be planted in a suitable location.

Opportunities should also be taken by developers and landowners to enhance and restore wildlife corridors and link sustainable drainage solutions in new development to complement nature conservation objectives.

This policy conforms with VALP policies NE1 and NE8



Black Poplar



Horse Chestnut



Great Crested Newt



Barn Owl



Hare

North Marston Trees and Wildlife in 2021



Bullfinch



Common Frog



Red Kite



Pipistrelle Bat



Small Heath Butterfly

10. Sustainable Development

- 10.1 Sustainable development means ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. Paragraph 8 of the NPPF expands on what this means in practice and the Neighbourhood Plan must support sustainable development.
- 10.2 For North Marston, sustainable development means houses on infill sites or the building of small scale developments, which over time integrate well into the village without damaging the natural and historic environment.

Development within the Settlement Boundary

- 10.3 Opportunities for new small scale housing development are likely to continue to arise in the village throughout the plan period. To ensure new housing development is in keeping with the village and remains small scale, it is considered that a Settlement Boundary preventing the extension of the village outwards would ensure protection of the surrounding countryside.
- 10.4 The Settlement Boundary for the village is defined in this Neighbourhood Plan and separates the village from the surrounding countryside. This has been drawn up carefully, acknowledging existing land uses and boundaries on the ground. Within the Settlement Boundary, development will be accepted in principle for infill development, small-scale employment uses, and community facilities. The extent of the Settlement Boundary, which reflects current residential uses, can be found on Policy Map 5 of Annex 1.
- 10.5 New homes may be built on redeveloped sites or through infill development. Infill sites are defined as spaces between existing houses where new housing will repeat or respect the surrounding pattern of development. Generally, ‘infill’ sites can be acceptable for 1 to 2 new houses, provided that the amenities of the adjacent properties are not adversely affected and that the street scene and pattern of development remains appropriate to the rural character of the village.
- 10.6 Immediately adjacent to the Settlement Boundary there may be opportunities for small scale development (including for example, facilities within Use Class F2 such as new community buildings) on sites which do not contravene either the Objectives or Policies within this Plan. However, any such development must be in keeping with the rural character and size of the village, the existing layout of ribbon development along the through roads must be retained as it is, and the Key Views shown on Policy Map 1 at Annex 1 must be preserved. It is important to maintain the present compact nature of the village and ensure that local facilities are within walking or cycling distance for all residents.

Policy SD1: Development within the Settlement Boundary

New development, including housing, will be supported on infill or redevelopment sites inside the Settlement Boundary where there is no adverse impact on existing residential, employment and community uses.

In addition, and exceptionally, non-residential development proposals may be supported on sites that are adjacent to the Settlement Boundary where it can be demonstrated that:

- ***the development responds to an identified community need;***
- ***there is identifiable majority community support, and the proposal is supported by the Parish Council;***
- ***the development's scale is appropriate to serve local needs or to support local facilities; and***
- ***the development contributes positively to the character of the settlement and is appropriate to the structure, form, character, and size of the settlement;***
- ***in situations where a community building is being proposed, the users of the proposed development can safely travel to and from it by sustainable modes of transport;***
- ***in situations where a community building is being proposed, that the building is viable in the long term, ensuring its retention as a community asset.***

Any development proposed in relation to this Policy should have no significant adverse impact on the amenity of the occupiers of neighbouring properties through:

- ***loss of privacy***
- ***overshadowing***
- ***overbearing by a building or structure***
- ***any effect on car parking***
- ***removal of mature vegetation or landscaping***
- ***additional traffic resulting from the development.***

The development must be in keeping with the rural character of the parish and respond to biodiversity needs and requirements.

This policy conforms with VALP policies S2, D3, and BE2

New Housing

- 10.7 Any development which does not lie within the specified Settlement Boundary would need to be demonstrably supported by both the community and the Parish Council, with community support being assessed by the Parish Council at advertised public meetings.
- 10.8 North Marston is an attractive Buckinghamshire village comprising a mixture of house types of various types and ages. It is acknowledged that the NPPF promotes sustainable development and encourages consolidation of smaller rural settlements where it will enhance or maintain the vitality of rural communities. In terms of the Local Plan (VALP), North Marston is identified in the September 2017 version of the Settlement Hierarchy as a 'medium village' implying that it could be considered appropriate to allow limited development within the settlement. Medium villages are described in the Settlement Hierarchy as having "some provision of key services and facilities, making them moderately sustainable locations for development".
- 10.9 However, no allocation of development for North Marston was made within VALP. The village is amongst the smallest of those in the "medium village" hierarchy, and, as such, appears to have been seen as unsuitable for further development in 2017. In the time since the original formal assessment, significant detrimental changes have occurred with the bus service being dramatically decreased and the shop having to substantially reduce its opening hours.
- 10.10 There are constraints on the village as a consequence of the historic character and landscape setting which mean that development of any significant size would have an adverse impact on its identity and rural character. It follows, therefore, that only small scale development would be suitable and in keeping with North Marston's character. 'Small scale' is judged to be in the context of the existing number of dwellings, and over 90% of respondents to the Questionnaire considered that only sites of fewer than 10 houses would be appropriate in North Marston.
- 10.11 Residents are prepared to accept a small increase in housing over the Neighbourhood Plan period to 2035, with 75% of respondents wanting fewer than 25 houses in total and 52% desiring infill only.
- 10.12 It was recognized that additional housing could be needed for the sustainability of the village, with 70% agreeing that additional housing would be desirable or somewhat desirable and it is expected that there will be opportunities arising for 'windfall' development (i.e. development not allocated in the VALP) within the parameters of the policies in this Plan.
- 10.13 No specific site allocations are proposed in this Neighbourhood Plan.

Affordable Housing and Housing Mix

- 10.14 The price of houses in North Marston is above the national average, and the village is a comparatively expensive one to live in. The average price paid for properties over the past five years is £415,045 (*Zoopla website*), which is over 57% higher than the most recent national average price of £264,000 (*ONS August 2021*).

- 10.15 There were 302 houses in the parish in 2019 with only 10 being built since 2007. 70% of respondents to the NMNP questionnaire considered that affordable housing would be suitable or very suitable in new build developments and 93% would wish to see smaller houses with one or two bedrooms.
- 10.16 However, given the likelihood that any new build housing is likely to be on small infill plots, it would be difficult to require affordable units to be part of the mix. There is no substantive evidence to suggest that there is a specific housing need in the Parish although an 'exceptions scheme' which consists of a small number of purely or mostly affordable units might be considered in the future if there were demonstrable community support. Any such scheme could potentially be located adjacent to the settlement boundary in accordance with Policy SD1.
- 10.17 The Local Plan requires a proportion of affordable units on larger housing sites but it is considered that there is no need for a specific policy requiring affordable homes in this Neighbourhood Plan as only smaller sites are envisaged. However, the lack of smaller (and therefore cheaper to buy) properties means that any new housing development should include an element of smaller homes.

Policy SD2: New Housing Development

On all developments of more than 2 houses, the sizes of dwelling should be mixed, with a larger proportion of smaller, less expensive homes (1-2 bedrooms) to provide for younger people and older people wishing to downsize.

This policy conforms with VALP policy H6A

High Quality Design

- 10.18 The NPPF and the proposals for planning reform recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. Good design is not just about appearance, but also functionality and the relationship to surroundings. Neither is it about copying past styles or preventing innovative modern design. The aim is to create site-specific creative design, which is contextual by referencing form and materials to surroundings.
- 10.19 The village has a wide variety of houses in terms of density, building date and materials, testifying to its historic past. It is important that this variety is carried through in new development whilst respecting the immediate surroundings.
- 10.20 In line with paragraph 127 of the NPPF, a Design Code for the village has been prepared and is a separate technical background document to the Neighbourhood Plan. The Design Code document should be consulted when preparing any planning application for new buildings in the Parish.
- 10.21 Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to specifically relate to its setting. This is essential to ensure that the special character of the village is protected, and its local distinctiveness is enhanced and reinforced.

Settlement Pattern

- 10.22 The original linear structure of the village, with a central core of buildings nestling around the village church and then stretching away to the south and west, remains the dominant impression experienced by visitors, but this structure has, since the middle of the twentieth century, been supplemented by small housing projects, mainly to the north and west of the village, and by infill construction along the through roads.
- 10.23 In particular, North Marston has experienced the building of a significant number of small scale cul-de-sac developments, radiating from the historic roads. There are 7 of these in total, with 2 dating from the 1950s, and the other 5 being built in the 10 years from 1985 – 1995. The closest the village reaches to a coherent sense of a consistent appearance linking different parts of the village lies in the substantial brick and tile residences to be found in those 5 culs-de-sacs.

Materials

- 10.24 There are some older “black and white” framed cottages but only a few of them have thatched rooves. There is some Georgian red brick but far more Victorian and Twentieth Century red brick. Two storey red brick and plain tile residences are the most common in the village, especially in the newer developments such as Carters Meadow and Dudley Close where additional detailing in the form of white painted brickwork and board or tile hanging provides visual interest.

House types and gardens

- 10.25 In the Conservation Area there are terraced houses north of the green and on School Hill but elsewhere, throughout the village, the houses are spaced out with gardens, providing them with a sense of space sitting within the open countryside around. There are a few bungalows. Houses are predominantly two storeys high.
- 10.26 In keeping with the views of respondents to the Neighbourhood Plan Questionnaire about the style of new developments, the Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic to the character and scale of surrounding buildings and landscape.

Three Identified Local Heritage Assets:

The Old Post Office

Garfield House

The Parish Barn



Policy SD3: High Quality Design

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with other policies in the North Marston Neighbourhood Plan and the North Marston Design Code.

All new development must:

- *demonstrate that it has had regard to the guidelines and design principles set out in the North Marston Design Code.*
- *relate to the existing development pattern and context in terms of boundary enclosure and the definition of streets/spaces.*
- *be of an appropriate scale and density in relation to its setting both within the landscape and within the character of the surrounding context, including, in particular, a respect for existing heritage resources.*
- *respond to the topography and natural features of the site.*
- *retain existing hedgerows, trees, and other historic boundaries where possible. Hedgerows should only be lost where removal is essential to allow for access, and hedgerows should be replanted along the back vision splays wherever possible.*
- *use high-quality materials appropriate to the development's context and character. The use of locally sourced or recycled materials is strongly encouraged.*
- *be of a design with a locally inspired character. Innovative, creative, and site-specific design is encouraged within the parameters of the guidelines of the North Marston Design Code, including the design of buildings with superior environmental performance.*
- *be no more than 2 storeys in height and no higher than the roofline of existing buildings in the area to ensure that surrounding dwellings are not overshadowed.*
- *be well integrated with the surroundings by reinforcing pedestrian connections and taking opportunities to provide new pedestrian connections.*
- *integrate car parking within landscaping so that it does not dominate the streetscape or increase the current level of on-road parking.*

Developments of more than 2 dwellings should contain a variety of house types to reflect the existing architectural diversity of the area.

This policy conforms with VALP policy BE2

Connectivity

- 10.27 New development needs to allow connections with services and facilities. In such a small settlement, it is possible to walk to all facilities and new development should provide for such opportunities.

Sustainable Buildings and Construction

- 10.28 Any new houses built over the period of this Neighbourhood Plan will still be in use in 2050. Therefore, any housing built now or in the future must be built to net zero carbon emission standards to achieve the UK carbon reduction targets cost effectively. National standards for efficient buildings are currently under review under the 'Future Homes Standard'.
- 10.29 However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the required carbon emission reductions, because 70% of buildings that will be in use in the 2050s already exist.
- 10.30 Therefore, if carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings is also improved. This needs to be recognized by producing a policy for the provision of energy efficient buildings. In the case of historic buildings interventions should therefore be appropriate, sensitive, reversible and respect traditional construction/ fabric/ character etc. In most cases this will require formal consents.

Policy SD4: Provision of energy efficient buildings

The design and standard of all new development should achieve a high level of sustainable design and construction.

All new development should be optimised for energy efficiency, targeting net zero carbon emissions. This involves:

- ***Siting and orientation to optimise passive solar gain.***
- ***The use of high quality, thermally efficient building materials.***
- ***Installation of energy efficiency measures such as loft and wall insulation and double/triple glazing.***
- ***The incorporation of on-site energy generation from renewable sources such as unobtrusive solar panels appropriately positioned.***

With regard to existing buildings:

- ***The retrofit of existing buildings, including heritage properties, is encouraged to reduce energy demand and to generate renewable energy where appropriate, provided that historic characteristics are safeguarded.***
- ***Alterations to all existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.***

This policy conforms with VALP policy S1

Water issues and infrastructure

- 10.31 Climate change is resulting in more extreme weather events in the UK with heavier rainfall and increased risk of flash flooding. Changing rainfall patterns will also affect water supplies. Too much rainfall in some areas and not enough in others will contribute to both flood and drought conditions.
- 10.32 Flooding most frequently occurs adjacent to rivers and other watercourses, but it can also occur elsewhere, such as with groundwater flooding, or where buildings or other structures affect the natural drainage of the land, known as surface water flooding.
- 10.33 In North Marston there is a specific problem with the waterlogging of gardens and fields following periods of high rainfall resulting from the clay substrate prevalent in the Aylesbury Vale area.
- 10.34 Properties in North Marston are connected to the mains water supply and mains sewerage. The Water Recycling Centre (WRC) operated by Anglian Water is situated on land off Quanton Road.
- 10.35 Anglian Water have confirmed that there is some capacity available within the existing permit limit and have previously stated there is capacity at the North Marston Water Recycling Centre in excess of the pre-existing commitments of 9 dwellings outlined in the newly adopted Aylesbury Vale Local Plan. Anglian Water will further comment on this if additional housing is proposed.
- 10.36 Any development of land in close proximity to the Water Recycling Centre would be subject to an Asset Encroachment Risk Assessment by Anglian Water. If sensitive development (buildings regularly occupied by people) occurs within 100 metres of the Water Recycling Centre, there would be a medium to high risk of odour. A detailed odour assessment would be carried out on any proposed development within 400 metres of the WRC.

Flood Risk & Surface Water Flooding

- 10.37 North Marston's soil type is typically clay.
- 10.38 There are areas around North Marston which are susceptible to surface water flooding and it is essential that ditches are maintained, and any future development in the village has good surface water drainage channels.
- 10.39 When there is excessive rainfall footpaths, fields, and surrounding farmland flood around the village. The surface water flood map is shown at Annex 4 and the latest version can be viewed on the Environment Agency's Flood Information Service website.
- 10.40 Respondents to the NMNP questionnaire thought that drainage and sewerage services were most in need of improvement should any new development take place.
- 10.41 Proposals for development in North Marston should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.

- 10.42 Sustainable Urban Drainage systems (SUDS) should be provided for all development in accordance with the newly adopted VALP Policy I4. SUDS are designed to both manage the flood and pollution risks resulting from urban runoff and to contribute wherever possible to environmental enhancement and place making by employing both attenuation and infiltration.

Water supply

- 10.43 Aylesbury Vale, which has parts of both the Anglian and Thames Water supply regions is in an area of 'water stress'. This means it has poor overall water quality and quantity of water resources.
- 10.44 A small local contribution to improved water supply can be made by requiring that all new homes are provided with water butts for harvesting and storage of water for garden use and with other measures designed to reduce water consumption.

Policy SD5: Water management

Proposals for development must incorporate a sustainable and integrated approach to the management of flood risk, surface water (including run off) and foul drainage.

All development involving the loss of permeable surfaces, loss of trees, loss of soft landscaping, or loss of any other feature that reduces flood risk is required to use appropriate mitigation measures to prevent an increase in flood risk within the site or elsewhere. This should be proportionate to the scale of the proposal, with small interventions (such as appropriate planting or use of permeable surfaces) being acceptable for minor developments in areas of low flood risk.

New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the runoff of surface water in line with the requirements of Buckinghamshire Council.

All developments must be designed by taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting, grey water recycling, and storage features.

This policy conforms with VALP policies I4 and I5

Water problems in North Marston occur regularly following heavy rainfall – including standing surface water and waterlogged fields



11. The North Marston Community

Facilities

- 11.1 North Marston has a number of facilities which act as a hub for some of the smaller surrounding villages.
- 11.2 Many of these facilities host a wide range of community activities within the village. For example, the History Club meetings and regular lunch “get togethers” take place in the Wesley Centre, while the Memorial Hall hosts a wide variety of activities including an annual MADS drama production, Scottish dancing lessons, Keep Fit classes, and the Monday Club, a monthly social gathering of ladies from North Marston, Granborough and Whitchurch.
- 11.3 The Parish Questionnaire identified 23 active clubs or social organisations within the parish – a surprisingly large number for a small community. These are listed in Annex 5. The village has a great sense of an active community spirit as a result of these activities and groups.
- 11.4 All the activities and groups are managed by members of the community, and they all rely on one or more of the community facilities below to function.
- 11.5 **The Memorial Hall.** This is the main community hall in the centre of the village and was built to commemorate those villagers who lost their lives in WW1. It hosts the Schorne Pre School on a daily basis in term time providing education for young children from surrounding villages. The Pre School acts as a feeder for the North Marston Combined Infant and Junior School. Parish Council meetings are held in the Hall every month, and the Hall is also available for private bookings. Often referred to as the “Village Hall”.
- 11.6 **“The Pilgrim” Public House.** “The Pilgrim” (under the current ownership since 2014) serves the community with home cooked food using local produce. It offers a friendly welcome to everyone throughout the year, and during colder months a log-burning stove in its cosy bar is a welcome sight. It also regularly hosts music events and quiz nights to raise money for local charities, with donations going to community causes such as the Pre School and Sports Ground, as well as the village primary school.
- 11.7 For decades past, a small area of common parish land in front of “The Pilgrim” has been used by all historic owners of the public house to display a roadside sign advertising the pub's presence to community and visitors alike, and for benches where customers can sit with their food and drink enjoying the views of the Quainton Hills and the Conservation Area. Known to many as the "Pub Green", and a designated Local Green Space (*see Policy C2 below*), this small area is such an integral part of the pub's attraction and appeal that both "The Pilgrim" and the parish are eager to preserve this historic association and partnership as it is now - a local example of friendly co-operation between public and private concerns both working for the good of the community.

- 11.8 **North Marston Community Shop.** The shop (together with the Parish Council noticeboard outside the Shop) was highlighted in the questionnaire as a very useful source of community information within the village. The shop supports the local community in several ways:
- Its central location in the village makes the shop readily accessible to villagers and it is also conveniently situated for residents from Oving and Granborough. Parking is directly outside the shop for ease of access. The NMNP questionnaire noted that the shop is used by 50% of respondents at least once a week.
 - A large number of young people have in the past been supported towards Duke of Edinburgh awards, by training them to work in the shop and supporting their progress. The shop today is usually staffed by volunteers working with a shop manager.
 - The shop provides a social hub for young and old to meet, to volunteer, to learn, to chat, and, of course, to shop.
- 11.9 **Sports Ground and Clubhouse.** This well used facility serves both North Marston and Granborough villages. Many sporting activities take place throughout the year, and it is the base for village cricket and football teams of all ages. Matches against other local teams are played regularly, and at the weekends it is usually a hive of activity. The Sports Ground contains both nature and fitness trails, and it is frequently used as an educational resource by the Schorne Pre School and North Marston School.
- 11.10 **North Marston School.** The Combined Infant and Junior School serves children from the age of rising 5 until 11. Several pupils travel from surrounding villages and Aylesbury to attend. At present, the school is approaching capacity, and, with an increased population in surrounding areas, it is very likely to come under increased pressure in terms of the retention of places for parish children. There is very limited space for any expansion of either capacity or buildings on the current site following a number of small-scale irregular extensions in recent years.
- 11.11 **St Mary's Parish Church.** The historic parish church is now part of the Schorne Team ministry which holds services at twelve churches spread around nine parishes in Aylesbury Vale. Services are held in St Mary's regularly, with the church bells a notable feature of many Sunday mornings. The church authorities and its members all play an active part in supporting village residents.
- 11.12 **The Wesley Centre.** This converted Methodist Chapel was transformed in early 2017 into a modern community building, through the dedication and commitment of the Church and other local groups. The Wesley Centre hosts the local Heritage Centre, run by the North Marston History Club, and is also available to hire. It provides another "meet and worship" space for St Mary's Church and enables the church community to reach out and service a wider range of people in the area.
- 11.13 To ensure all existing community facilities continue to exist and thrive it is extremely important that residents strongly support them all by regular and continued use. If any of them were to be lost to the village through lack of residents' interest, the parish would be much poorer in its community life.

- 11.14 Although all the facilities above are all currently well-used and popular, it should be noted, too, that there are other important facilities which do not exist in the parish and are unlikely to be provided in the future. Notably that there are no medical or dental facilities, and no Post Office or pharmacy. Residents need to travel to other villages and surrounding towns to access these services resulting in a substantial but necessary increase in car use.
- 11.15 The following policy is intended to retain existing facilities and services to maintain North Marston as a sustainable village.
- 11.16 Accordingly, the change of use, conversion, or demolition of any of the facilities listed to a use which is not for the community will be resisted unless a replacement would prove more suitable for the needs of the community. The applicant for change will need to put forward evidence that the existing use is no longer commercially viable and prove that, if privately owned, a genuine attempt has been made to market the enterprise as a going concern for at least a year.
- 11.17 Improvements to existing facilities, and new community facilities which are appropriate for the Parish, and which do not undermine the viability of existing assets, will be encouraged and supported.

Policy C1: Community Facilities

The following community facilities will be retained and planning applications which result in reduced viability, change of use, demolition, or conversion of the facility will be resisted:

- ***The Pilgrim Public House***
- ***The Wesley Centre***
- ***The Memorial Hall***
- ***The Village Shop***
- ***The Clubhouse at the Sports Field***

The provision of new community facilities that are in keeping with the Parish and do not undermine the viability of existing assets will be encouraged.

If it can be clearly demonstrated that a facility's continued use is no longer commercially viable. and there is evidence that the property has been actively marketed, commensurate with its use, and at a fair value on the open market, for a period of at least 12 months, other uses may be supported.

Proposals to improve the viability of a community facility by way of the extension or partial replacement or redevelopment of buildings, structures, and land, will be supported, provided the design of the scheme respects the village character in general, and the resulting increase in use is appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties as detailed in Policy SD1 of this Plan.

This policy conforms with VALP policies D7 and I3

Local Green Spaces

- 11.18 Consultation showed that people place a high value on the relationship between the village, the countryside, and the open spaces that help to define the landscape and character of the area. Designation of Local Green Spaces (LGS) gives a very high level of protection to such open spaces.
- 11.19 In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 102 of the NPPF:
- The green space is in reasonably close proximity to the community it serves.
 - The area is demonstrably special to a local community and holds a particular local significance – for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity, or richness of wildlife.
 - The area concerned is local in character and is not an extensive tract of land.
- 11.20 An audit has been carried out of green spaces and assessed to determine which of them fulfil the Local Green Space Criteria. The assessment is set out at Annex 2 and the Local Green Spaces are all pictured opposite and shown on Policy Map 6 of Annex 1.

Policy C2: Local Green Spaces

The following areas shown on Policy Map 6 are designated as Local Green Spaces:

- ***North Marston and Granborough Sports Field***
- ***North Marston Playground (“The Park”)***
- ***High Street Green North***
- ***High Street Green South***
- ***Green outside “The Pilgrim” (Pub Green)***
- ***Quainton Road Woodland***
- ***Schorne Lane Green***
- ***Village Pond***
- ***Parsnip Pond***
- ***Memorial Hall Green***
- ***Marstonfields Road Verges***
- ***St Mary’s Church Spinney***

Development will be resisted in the Local Green Spaces to protect their special character and contribution to the Parish and would only be permitted in very special circumstances.

This policy conforms with VALP policy NE6



Village Pond



Quinton Road Woodland



High Street Green North



Marstonfields Road Verges



Pub Green



Memorial Hall Green



High Street Green South



Schorne Lane Green



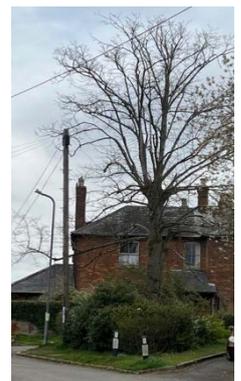
North Marston and Granborough Sportsfield



Parsnip Pond



North Marston Playground



Church Spinney

Local Businesses & Agriculture

- 11.21 North Marston has limited employment opportunities within the parish with almost three-quarters of working people working elsewhere. Local businesses with direct employment opportunities include “The Pilgrim”, Animal Antiks, Litremeter, North Marston School and Schorne Pre School.
- 11.22 The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances.
- 11.23 Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time. The questionnaire identified that 20 % of people living in the Parish worked from home, and this proportion is likely to have risen as a result of the recent changes to working practices resulting from the pandemic.
- 11.24 51% of respondents indicated sites for new business development should not be considered within the village. 69% of respondents stated that there should be no provision for more retail units, and 73% rejected the idea of establishing a business park in the Parish.
- 11.25 The expansion of local businesses – whether currently existing or potentially new enterprises - must carefully consider the impact on local traffic flow and load throughout the village, including businesses which currently or may in the future employ the frequent use of large industrial or agricultural vehicles. This remains relevant in the context of recent changes with respect to working practices resulting from COVID-19.
- 11.26 The decreased accessibility to public transport since 2019 is a point for consideration for any new business development with employment potential.
- 11.27 The diversification of agricultural practice and agricultural buildings is supported in principle. However, any development must be of a scale and intensity appropriate to its context, must not impact detrimentally on any residential amenity, and must have an impact on the character and scale of the village and its rural hinterland which is acceptable to the Parish Council and community.
- 11.28 The provision of high speed broadband is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working. North Marston already has a skeleton network of fibre broadband in the village.



Two community facilities – “The Pilgrim” and the Wesley Centre

Policy C3: Supporting Local Employment and Agriculture

Proposals for the development of new small businesses and for the expansion or diversification of existing businesses, including farm-based operations, will be encouraged, providing that:

- ***it can be demonstrated that there will be no adverse impact from increased traffic, noise, smell, lighting, vibration or other waste or similar emissions or activities arising from the proposed development***
- ***it would have an acceptable impact on the character and scale of the village, its rural hinterland and landscape***
- ***where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings as part of the development in preference to new stand-alone business units***

Applications for extensions to or part change of use of dwellings to enable flexible or home working within the Settlement Boundary may be supported, subject to there being appropriate parking provided and the residential amenity of neighbouring properties being maintained in all respects.

The continued provision of effective high speed broadband services will be encouraged in all proposals, and appropriate measures for access to the existing North Marston fibre network should be incorporated into the design of proposed workplaces.

This policy conforms with VALP policies E4 and E9



Since mediaeval times, the fields of Aylesbury Vale have been used for the fattening of livestock. Agriculture remains a mainstay of North Marston life, and farmers still use the local roads to take their flocks between fields.

12. Traffic and transport

- 12.1 The roads through North Marston are narrow with space for two cars to pass but no room to easily accommodate lorries or the overtaking of cyclists or horse riders without disrupting the flow of traffic. Some other village roads are only single lane, particularly in the Conservation Area, with problems of access often arising near North Marston School.
- 12.2 In responses to the NMNP questionnaire many concerned residents made heartfelt comments regarding road safety in relation to traffic speeds and narrow roads, and also raised concerns about inconsiderate residential parking and current lack of parking provision, especially in the village centre.
- 12.3 The Parish Council recognizes that measures to slow traffic and motorists' speed and behaviour are not within the scope of the Neighbourhood Plan but will consider how these issues can be addressed.

Car Use and Parking

- 12.4 The NMNP questionnaire highlighted challenges for parking within the village.
- 12.5 Following the severe reduction of local bus services in 2019 the village relies heavily on private vehicles for access to the workplace, for secondary schooling, and for access to medical facilities and post office services. Whilst the village questionnaire highlighted that 89% of respondents enjoyed walking around the village on a daily basis, or used the community shop frequently, the results also showed the need for recurrent trips outside the village. Such trips require households to own vehicles, with many needing multiple vehicles which require parking outside properties.
- 12.6 The background paper on Parking attached as an Annex to the Design Code shows where particular issues have been noted, with cars being parked on roadsides and kerbs, restricting further the width of several roads which are already narrow.
- 12.7 It is, therefore, essential that new houses are provided with a sufficient amount of parking provision which is easily accessible and useable. It is equally important that the existing limited public car parking facilities outside the Memorial Hall (which also serves the Community Shop) and at the Sports Field are not lost or reduced.
- 12.8 Adherence to the local plan's parking standards will reflect these local factors and seek to ensure that new development does not add to current levels of congestion.
- 12.9 The newly adopted VALP acknowledges that electric vehicles are a broadly sustainable mode of travel that is increasing market penetration and requires that new developments of more than 10 houses will be required to provide electric charging points (Policy T7).
- 12.10 However, in a village like North Marston, where residents rely on cars to reach local services and shops, every new building should provide at least one charging point for electric cars.

Policy TT1: Car Parking

Proposals for new housing developments will provide space for parking in line with VALP's parking standards for all vehicles and have adequate on-site parking to meet current and future needs, unless alternative and accessible parking arrangements can be made which do not add to on-street congestion.

Electric charging points for cars should be provided in every building in new developments.

New development should not result in the loss of publicly accessible off-street car parking.

Proposals for new development that provide additional off-road car parking spaces, to alleviate parking congestion will be encouraged.

This policy conforms with VALP policies T6 and T8

Provision for pedestrians, cyclists, and horse riders

- 12.11 A partnership approach between the Parish Council, Buckinghamshire Council and potential developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists, horse riders, and pedestrians. It is intended to support new ways of managing the traffic throughout the parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes.
- 12.12 The NMNP questionnaire highlighted concerns regarding the lack of pavements around the village. This is increasingly important in a village where there are several well supported local community facilities and villagers regularly walk around the village and in the surrounding fields and footpaths.
- 12.13 The challenges for pavement provision in this village are as follows:
- The pavement is not complete for several roads within the Settlement Boundary.
 - The historic centre is characterized by narrow lanes with no pavements.
 - Walking access to the village school (from bus stop and main roads into the village) is via narrow roads both in the immediate vicinity of and leading to the school. School Hill and Townsend are without pavements and Church Street does not have a pavement for its whole length. The hazard is further exaggerated since there are few dedicated and separate parking spots for school drop-off. Cars park along the access roads which lack pavements except directly in front of the school building.
 - Parking is restricted outside the community facilities and where there is no pavement, parked cars often block access for pedestrians.
- 12.14 Where any new development is proposed, the pavement network should be improved to assist in encouraging pedestrians.
- 12.15 Policy Map 9 shows the current extent of pedestrian paths and pavements in the village, and further details are also set out in the Pavements background paper attached as an Annex to the Design Code.

12.16 With various equestrian facilities throughout the parish (including at the far end of Quainton Road, St Johns Road and Marstonfields Road), horses are frequently observed in the village whilst being taken for their daily exercise - riding typically on the existing roads, particularly during the winter months. This presents a hazard with cars driving at speed on blind bends throughout the village, and particularly on Quainton Road.

Rights of way

12.17 There are numerous footpaths in the parish, many of which are ancient and some of which are “pilgrims’ paths” that would have been travelled by mediaeval pilgrims to visit John Schorne’s remains at St. Mary’s Church.

12.18 In addition, North Marston lies on 2 popular long-distance paths (Swans Way, and the Outer Aylesbury Ring) and Matthews Way is a local designated route which is walked regularly by residents.

12.19 Walkers constitute a high proportion of visitors to the village and help to sustain local amenities. Respondents to the NMNP questionnaire identified 19 different footpaths through and around the village and 89% of residents walk local footpaths.

12.20 Two bridleways are accessible to riders from the Settlement Boundary:

- from Carters Lane at the far end of Quainton Road towards Hogshaw Road
- from Oving to Granborough via Marstonfields Road

12.21 Improvements to the rights of way network will always be encouraged.

Policy TT2: Provision for pedestrians, cyclists and horse riders

New development that will increase traffic and/or affect rights of way should include measures that keep traffic speeds low and improve the provision of pavements and access for pedestrians and cyclists and horse riders. Where they are proposed, new roads, junctions, pavements and traffic management measures should be designed to complement the rural character of the village and reflect local heritage.

The rights of way network will be retained and new links both within the village, to neighbouring villages and to the wider countryside will be encouraged.

This policy conforms with VALP policies T7 and C4

13. Aspirations, Implementation and Monitoring

Aspirations

- 13.1 When the process of developing a Neighbourhood Plan for North Marston began, consultations and discussions with both the Parish Council and residents alike indicated three important general aspirations for the Plan to reflect on:
- To maintain, develop, and protect the rural and agricultural nature of the parish.
 - To protect, conserve, and develop the rich and varied history and heritage of the parish.
 - To develop the parish in sustainable and environmentally friendly ways to enable the parish to move forward and thrive while retaining the current village environment.
- 13.2 The thrust of the Objectives and Policies in both the Plan itself, and the Design Code, are to enable those aspirations to be fulfilled as far as it is in the Plan's remit.
- 13.3 There are, though, other aspirations for the future of North Marston which are not covered by the Plan's mandate, but which have been expressed by both residents and parish organisations and which are also important to the parish's future. This section details some of those aspirations and any current actions being taken in the highlighted areas.

TRAFFIC AND TRANSPORT

The most pressing immediate concerns of both the Parish Council and residents are the increased volume of traffic and the proportion of traffic travelling at excessive speed along the narrow village roads, with the dangers that this could pose for everyone.

1. The Parish Council are exploring cost-effective traffic calming measures to regulate the speed of traffic through the village and investigate any other ways of slowing or reducing traffic flow.
2. Residents and council alike wish to make every effort to make the roads safer for all users, in particular cyclists, pedestrians, and horse riders, especially where there are no pavements.
3. North Marston's bus service linking the village to Aylesbury and Winslow has been greatly reduced in recent years. The parish wishes to do all it can to influence decision-making and protect the existing service, or, if this proves impossible, to arrange a system of community transport which will enable residents to at least attend important appointments, in particular at local health facilities.

HISTORY AND HERITAGE

The evidence of the parish's important history and heritage can be seen everywhere around the village and this heritage is regarded by the community as one of the parish's key assets. The Plan lays out significant Policies to protect this heritage, but residents would also like to use the story of North Marston as a fundamental element in the parish's future.

1. The History Club is hoping to develop a Village Visitor Centre which will showcase the many strands in the parish's history, especially the John Schorne "miracle" and the pilgrimages which were the bedrock of the village's mediaeval prosperity and which have left so many visible reminders in the parish today. Established in a suitable location, and with increased publicity and the provision of visitor facilities including toilets, and perhaps a coffee shop, the Centre will set out to attract visitors from everywhere to seek out the attractions of North Marston, and the strange story which so many have forgotten, or were not even aware of.
2. There are a large number of Public Rights of Way throughout the Parish, many of which are ancient and some of which are "pilgrims' paths" that would have been travelled by mediaeval pilgrims to visit John Schorne's remains at St. Mary's Church. The History Club and Wildlife and Environment Interest Group are researching old routes to ensure that they are restored and preserved so that residents, visitors, and future generations can travel them safely and securely.
3. Many residents would like to see the existing Conservation Area reviewed and extended to encompass more of the village's historic past as well as the aesthetic considerations in the existing Conservation Area. Reference to this can be found above, and in the Design Code.

GREEN ENVIRONMENT

The countryside and landscape surrounding North Marston is regarded as another of the parish's key assets, and the Plan emphasises the great importance of its conservation and protection. Within the village itself, however, there are suggestions for further actions that could be taken.

1. The number of Tree Preservation Orders in and around the village could be expanded. Suggestions for additions can be found on Policy Map 7 in Annex 1, which also indicates existing Orders
2. The responses to the Questionnaire indicated that there is some demand for the provision of an increased supply of allotments within the village boundary. Interested residents would like to explore the possibility of more allotments being made available.
3. A small contribution that every household could make would be to install a water butt for capturing rainwater and helping to conserve water resources. The suggestion has been made that the Parish Council could organise a publicity campaign to encourage all residents to install a butt for use in their gardens.

THE NORTH MARSTON COMMUNITY

The North Marston community is a strong one, and in recent years community-led initiatives have led to a well-appointed Sports Field and the lifeline of the Community Shop, as well as the conversion of the Methodist Chapel to a thriving village meeting place. A new, completely remodelled, and repurposed Playground for youngsters of all ages has opened in 2021 with input from many residents, particularly through the Parish Questionnaire distributed as part of this Plan's consultation. Everyone in the parish is eager to maintain this community spirit.

1. The Parish Council wishes to encourage increased participation by all residents in community life, especially with regard to ensuring that the policies in the Neighbourhood Plan are implemented.
2. The Council wishes to continue to promote a strong community spirit by ensuring that all amenities and facilities are accessible to everyone. In this regard the Council is eager to improve access for disabled residents which they recognise are currently inadequate.
3. The parish is keen to promote the provision of increased facilities for older children and teenagers. The new Playground was designed very much with this in mind.
4. The Council wishes to encourage all users to appreciate village facilities and to treat them with respect.
5. The successful Community Shop is considering possible expansion to increase the range of products and services available.
6. North Marston wishes to maintain the presence and continued success of the village primary school.
7. A significant number of residents would like to see a site within the village boundaries set aside for allotments with a water supply provided. The current allotment site lies outside the boundaries and has no water supply.
8. Infrastructure and public services are seen by many residents to need improvement. They would like to ensure that all services are sufficient to meet parish needs, in particular the current precarious provisions for water supply and sewage disposal.

September 2021 – the opening of The Park at North Marston, the new parish playground for young and old.



Working in partnership

- 13.4 North Marston Parish Council is committed to Localism, including an increasing use of parish management and oversight in providing parish services and locally informed influence over planning decisions. It will be the key organisation in the implementation, monitoring, and review of the Neighbourhood Plan. The Council will build upon its existing track record of engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.
- **Buckinghamshire Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities and unitary authority functions, including Drainage, Flood Risk, Highways and Transport, Education, Landscape, and Social Services.
 - **Adjoining Parish Councils** – Discussing potential, significant or extraordinary planning applications. Discussing the provision and use of the effect on local facilities.
 - **Environment Agency** The planning, design, and delivery of any development, taking account of: flood risk management; water quality and water resources, waste management, land contamination, soil, and other regulations.
 - **Site owners and developers** will need to liaise with the Parish Council as well as the other agencies involved in development.

Funding and Implementation Mechanisms

- 13.5 Financial contributions will be sought from all developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments as appropriate. Buckinghamshire Council is working on CIL at present and when it is introduced in the area, contributions will be sought as appropriate under CIL Regulations and the NPPF.
- 13.6 The Neighbourhood Planning Regulations of the 2011 Localism Act enable areas with a Neighbourhood Plan in place to receive at least 25% of the CIL raised in their area to direct to their own local infrastructure priorities. These contributions will be targeted on the priority need to deliver new community infrastructure, with a focus on the aspirations listed above.
- 13.7 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies, objectives, and aspirations. This might include: the National Lottery; UK Government programmes; land fill tax credits; any available EU Funds; and LEP funding.

- 13.8 The Neighbourhood Plan will be used by the Parish Council to:
- guide comments on planning applications
 - negotiate with landowners and developers to achieve the best possible outcomes from new development
 - direct financial resources to the village in a structured way
 - lobby Buckinghamshire Council and other bodies to support the parishioners' wishes and aspirations

Monitoring and Review

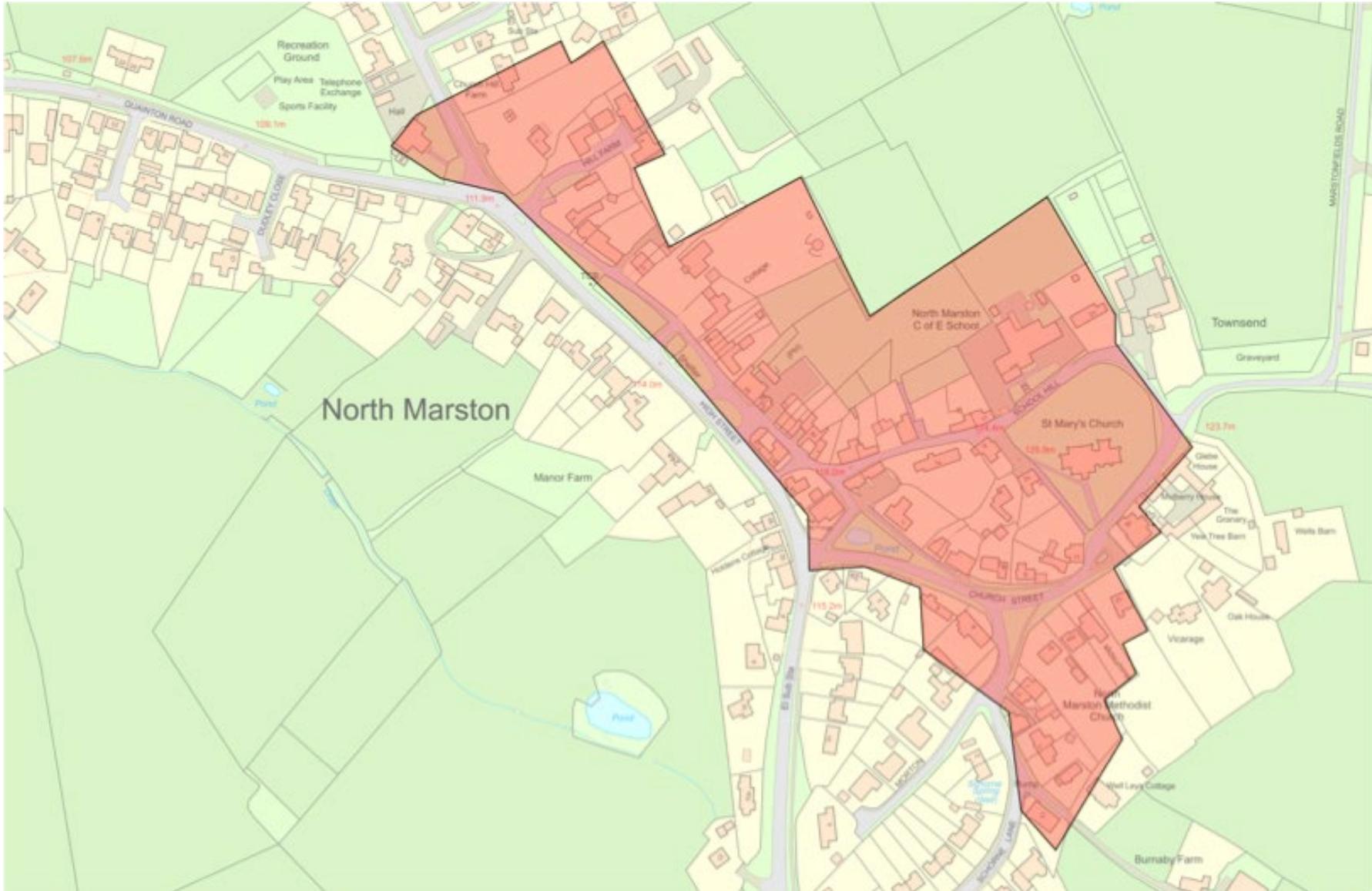
- 13.9 It is important to check that progress is made towards meeting the objectives and policies of the Plan.
- 13.10 The Parish Council will report on the implementation of the Plan every 5 years and consider:
- whether the Council is satisfied that progress is being made to achieve the vision and the objectives of the Plan
 - whether the Council is satisfied that progress is being made towards the implementation of the policies in the Plan
 - whether any financial contributions available to the community arising from development are being targeted towards the identified plans and projects
 - whether the Plan remains based on the most up to date information
 - whether the Plan is being taken into account by Buckinghamshire Council when determining planning applications
- 13.11 It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.

Annex 1: Policies Maps

Policy Map 1: Key Views



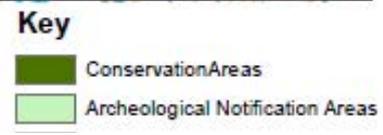
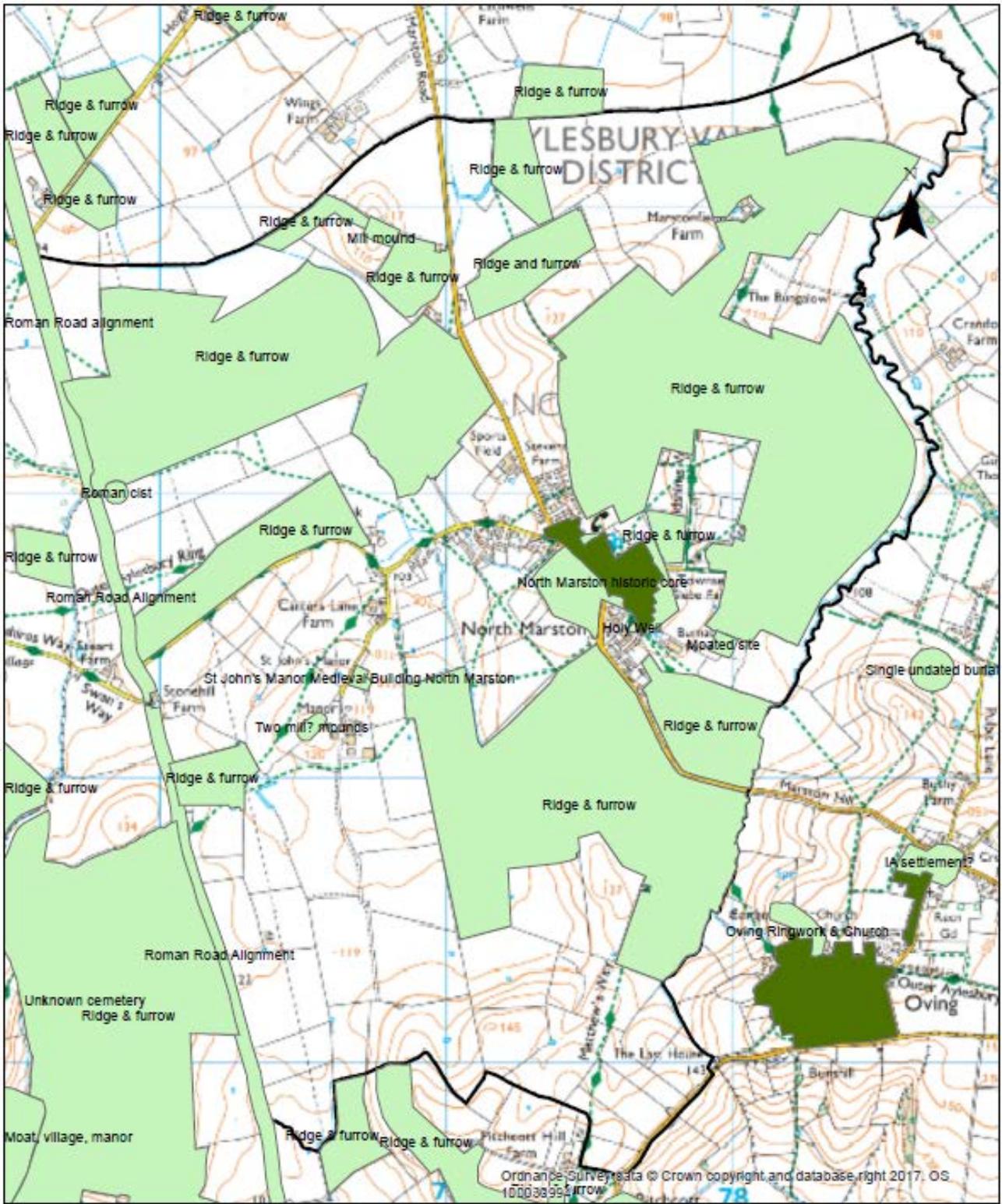
Policy Map 2: Conservation Area



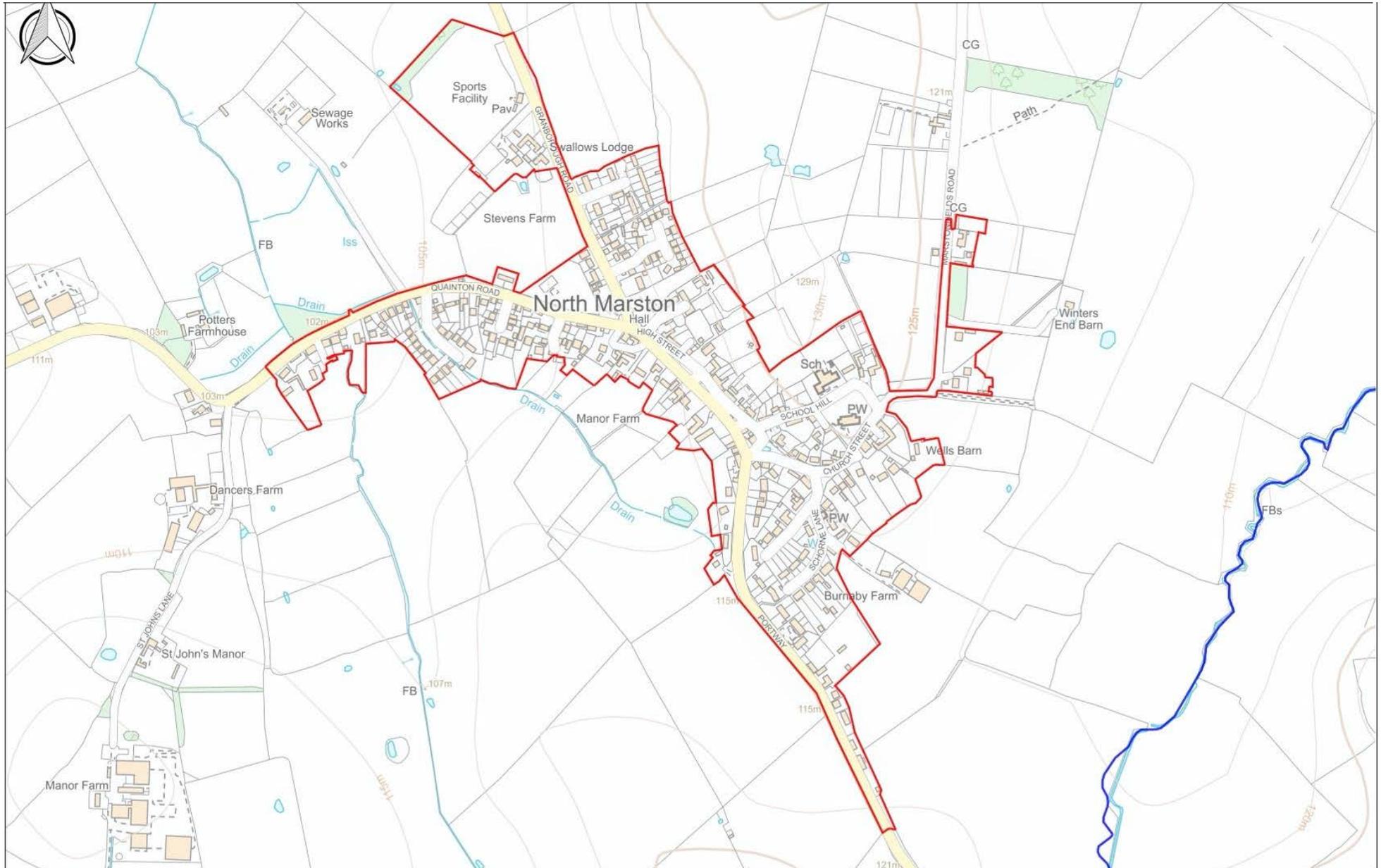
Policy Map 3: Identified Local Heritage Assets



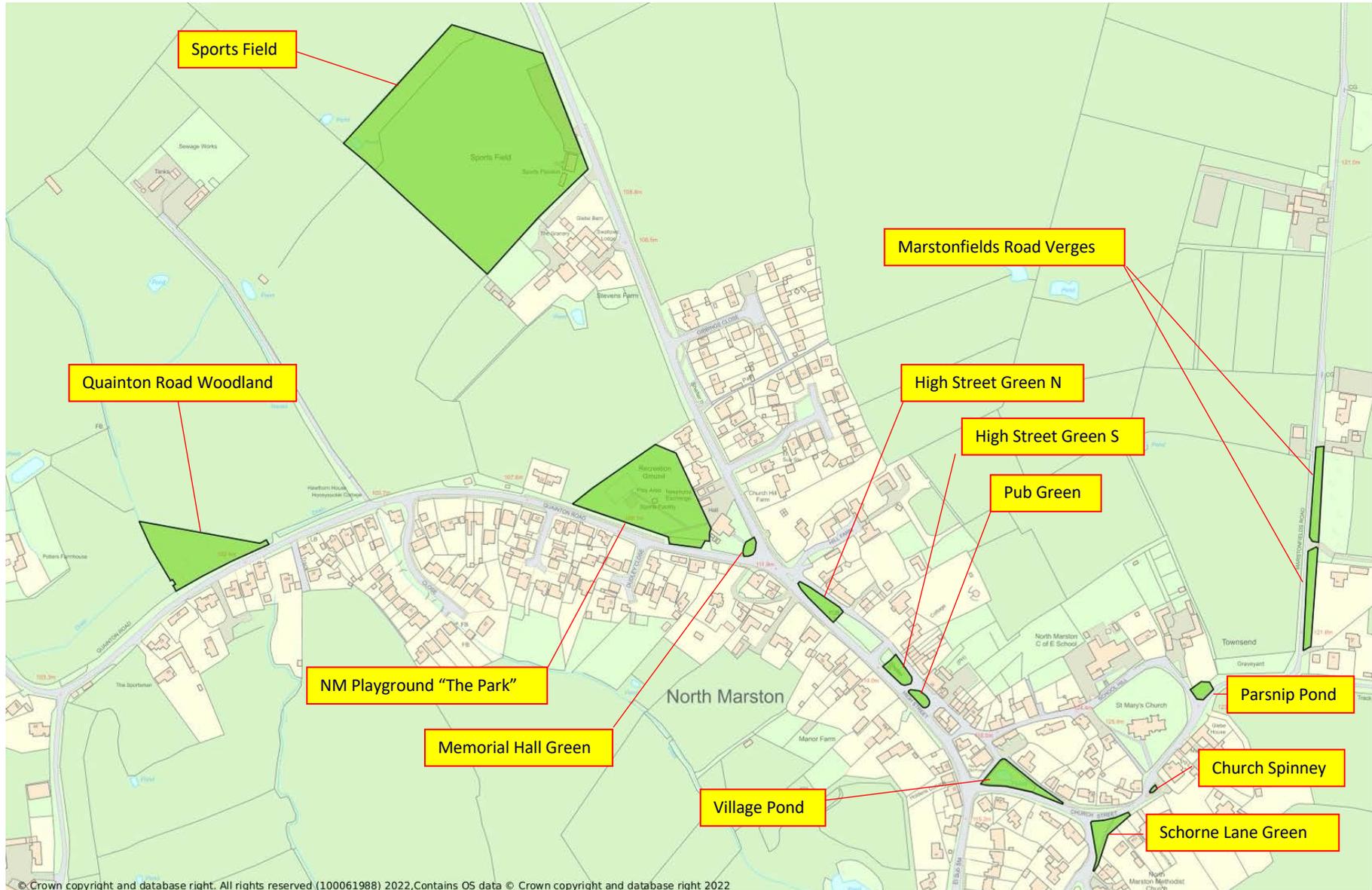
Policy Map 4: Archaeological Notification Areas



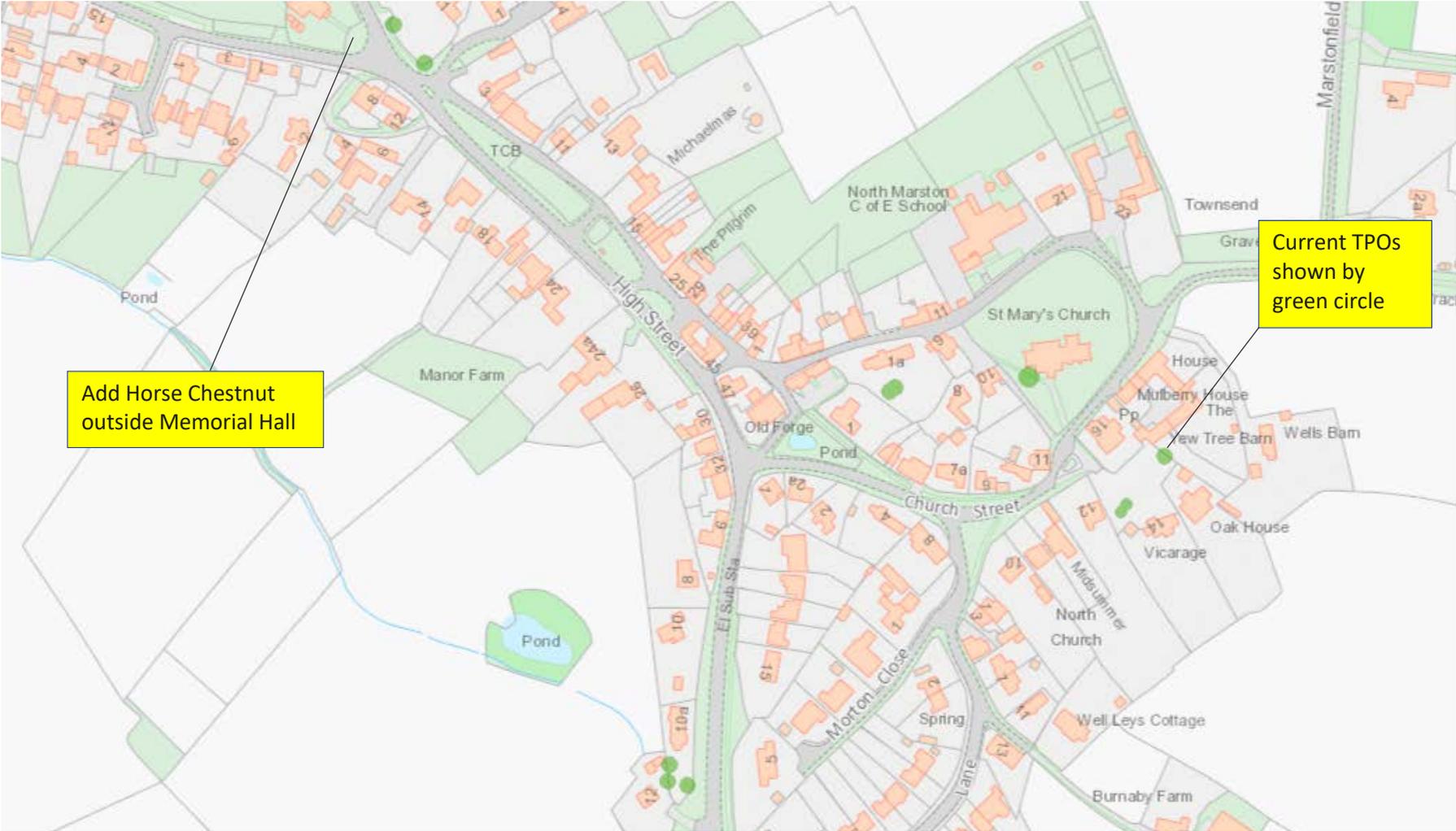
Policy Map 5: Settlement Boundary



Policy Map 6: Local Green Spaces



Policy Map 7: Current Tree Preservation Orders with suggested additions

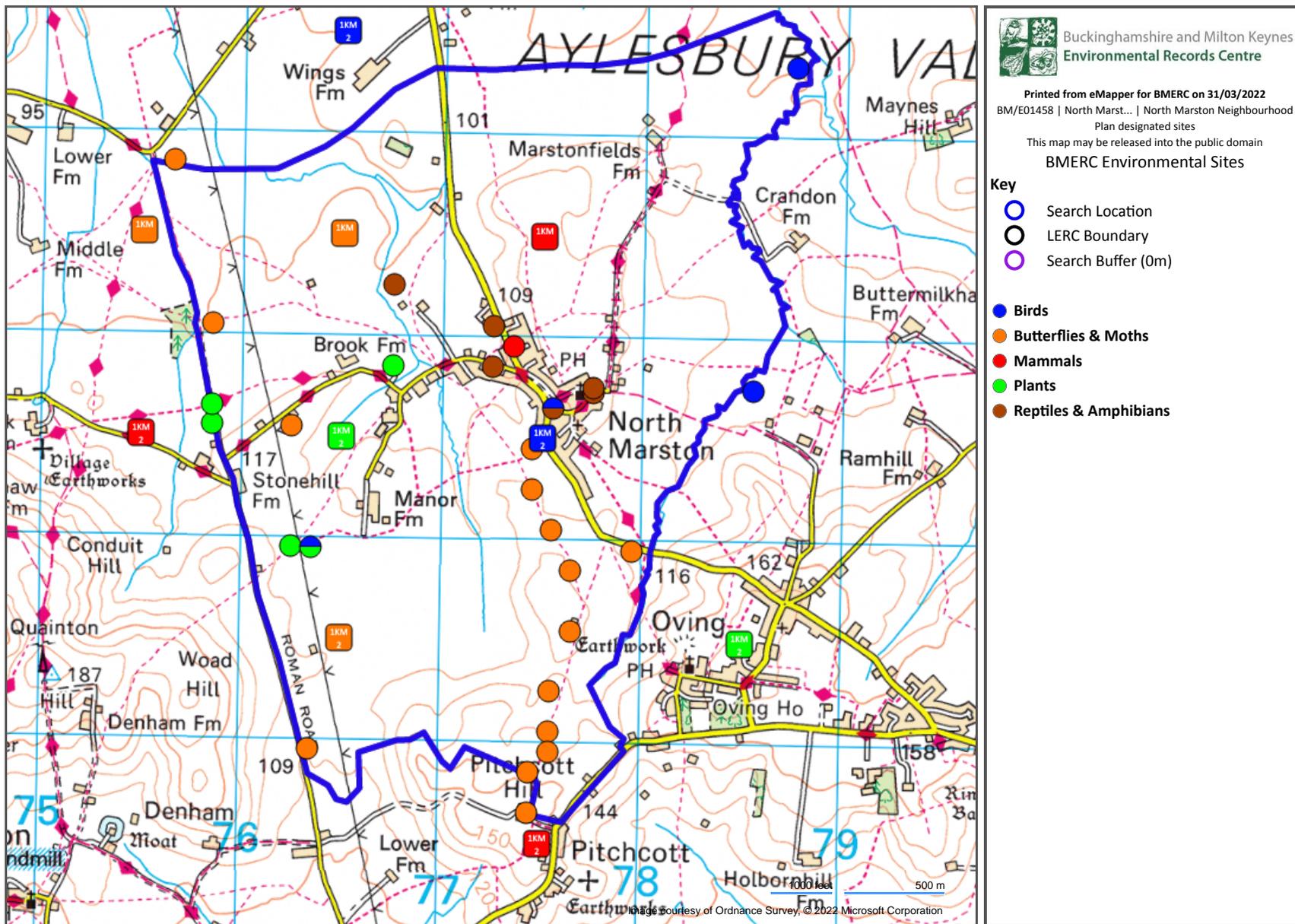


Add Horse Chestnut outside Memorial Hall

Current TPOs shown by green circle

Add large tree after bend on left (north east) side of Portway leaving village outside village boundary

Policy Map 8: BMERC Designated Sites in North Marston (Public Version)



Policy Map 9: Pedestrian paths and pavements in North Marston at publication



Annex 2: North Marston Local Green Spaces Audit

Reference: Ministry of Housing, Communities and Local Government National Planning Policy Framework

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

c) local in character and is not an extensive tract of land.

Green Space name	OS Map Reference (SP-)	The green space complies with criteria					Description
		a	b	Particular local significance	c	Not an extensive tract of land	
North Marston & Granborough Community Sports Field	77228 23190	yes	yes	Recreational sports activities Nature area for wildlife	yes	complies	A community-developed well-kept area for use as football pitches and cricket pitches and nets. An enclosed Nature Trail adjoins with a boardwalk running through a wooded area, with 2 ponds, managed for wildlife.
NM Playground "The Park"	77328 22864	yes	yes	Recreational games equipment for children Sports activity	yes	complies	A community area of grassed land, including goalposts and children's play equipment and a covered area.
High Street Green North	77440 22800	yes	yes	Tranquillity	yes	complies	A small area of managed grass bordered by short posts. Has been used for village gatherings.

Memorial Hall Green	77374 22848	yes	yes	Tranquillity Historical significance Large Horse Chestnut tree	yes	complies	A small grassed area with a large Horse Chestnut tree surrounded by a circular bench.
Quainton Road Woodland	76944 22832	yes	yes	Richness in wildlife Wildflowers Nest site	yes	complies	A copse enclosed by hedges with minimal human activity allowing growth of wild plants and flowers and a place for animals. Home to a large nesting colony of Corvids and Tawny Owls inhabiting Bucks Owl & Raptor Group box.
Schorne Lane Green	77670 22617	yes	yes	Tranquillity	yes	complies	A small area of managed grass bordered by short posts. Has been used for village gatherings.
Village Pond	77591 22668	yes	yes	Beauty Tranquillity Richness in wildlife	yes	complies	A lined pond installed within the last few years, replacing 2 smaller ponds, in a grassed public area with fruit trees, flowerbeds and benches. Managed by the community with native water plant vegetation to improve biodiversity.
Parsnip Pond	77754 22736	yes	yes	Beauty Tranquillity Richness in wildlife	yes	complies	A small natural seasonal pond (fills in winter; dries in summer)
High Street Green South	77503 22740	yes	yes	Tranquillity Wildflower area	yes	complies	A small area of managed grass bordered by short posts. Large numbers of wildflowers (cowslips) and daffodils in Spring. Used as a waiting area behind a tiny bus shelter, and a gathering point.

Pub Green	77518 22729	yes	yes	Historical significance	yes	complies	A small area of managed grass used historically by the neighbouring public house and often used as a meeting place for residents
Marstonfields Road verges	77844 22857	yes	yes	Tranquillity Wildflowers	yes	complies	A grass verge walking route alongside a minor road with a small copse bordering.
Church Spinney	77715 22649	yes	yes	Tranquillity	yes	complies	A very small area of dense bushes surrounding a large tree

Annex 3: Table of Objectives and Policies

Neighbourhood Plan Objectives/Policies		
Environment Objectives		Policies
Rural Environment	To retain and enhance the rural character of the parish by minimising the impact of development	E1,
Historic Environment	To protect and conserve all structures of historical importance and their environs	E2, E3
	To protect and conserve the nationally important ridge and furrow landscape and other historic landscape features	E1, E3, NE1
	To maintain and conserve all aspects of the heritage of North Marston for the future benefit of both parishioners and visitors	E2, E3, E4
	To promote the heritage of North Marston as a key element in the sustainable development of the village	E2, E3, NE1
Natural Environment	Development should respect the green environment of the parish and have a positive impact on the existing ecosystem of the countryside particularly by increasing biodiversity	E1, NE2
Sustainable Development Objectives		Policies
New Development	Development should respect the historic nature of the village and have minimal impact on the countryside	E2, E3, E4, SD1, SD3
	Development should respect the rural and agricultural character of the village by having minimal impact upon designated agricultural land	E4, SD1
	No development in the parish shall impact negatively upon the current infrastructure or provision of services	SD1, SD5, TT1
Housing	Over the period of the plan, new housing will be limited to infill construction and small-scale developments within the settlement boundary and on previously developed and brownfield sites	SD1
	New housing developments should contain affordable and market housing and be concentrated on family centred properties, especially those suitable for younger residents	SD2

Housing (contd)	New build housing should be constructed to high energy saving standards in ways which are appropriate to the existing rural environment and sensitive to the historic setting and context	SD4
	All new houses should incorporate elements to minimise the risk of flooding and drainage problems and conserve water	SD5
	New housing should provide adequate parking provision on the plot for vehicles and, where appropriate, visitor parking	SD3, TT1
	New housing should recognize the need for the safe passage of pedestrians in the village	TT3
	All new housing shall conform to the design guidance described in the Plan with respect to the village design code.	SD3
Community Objectives		Policies
Facilities	Village facilities and services will be supported, retained and enhanced where possible	C1
	Important green spaces will be protected from development and enhanced for the benefit of the community	C2
Business	Employment opportunities on a small scale will be encouraged including appropriate farm diversification	C3
Traffic and Transport Objectives		Policies
Traffic	Vehicular traffic will be encouraged to drive safely through the village particularly in the vicinity of local facilities and on the roads leading to the village taking notice of cyclists, pedestrians and horse riders	TT2
Rights of Way and Pavements	Provision for cyclists, pedestrians, and horse riders within the village will be retained and extended.	TT2
	Pavements and pathways within the village will be retained and extended where space and road conditions allow	TT2

Annex 4: Flood Map

Extract from AVDC VALP Evidence Base showing surface water flooding

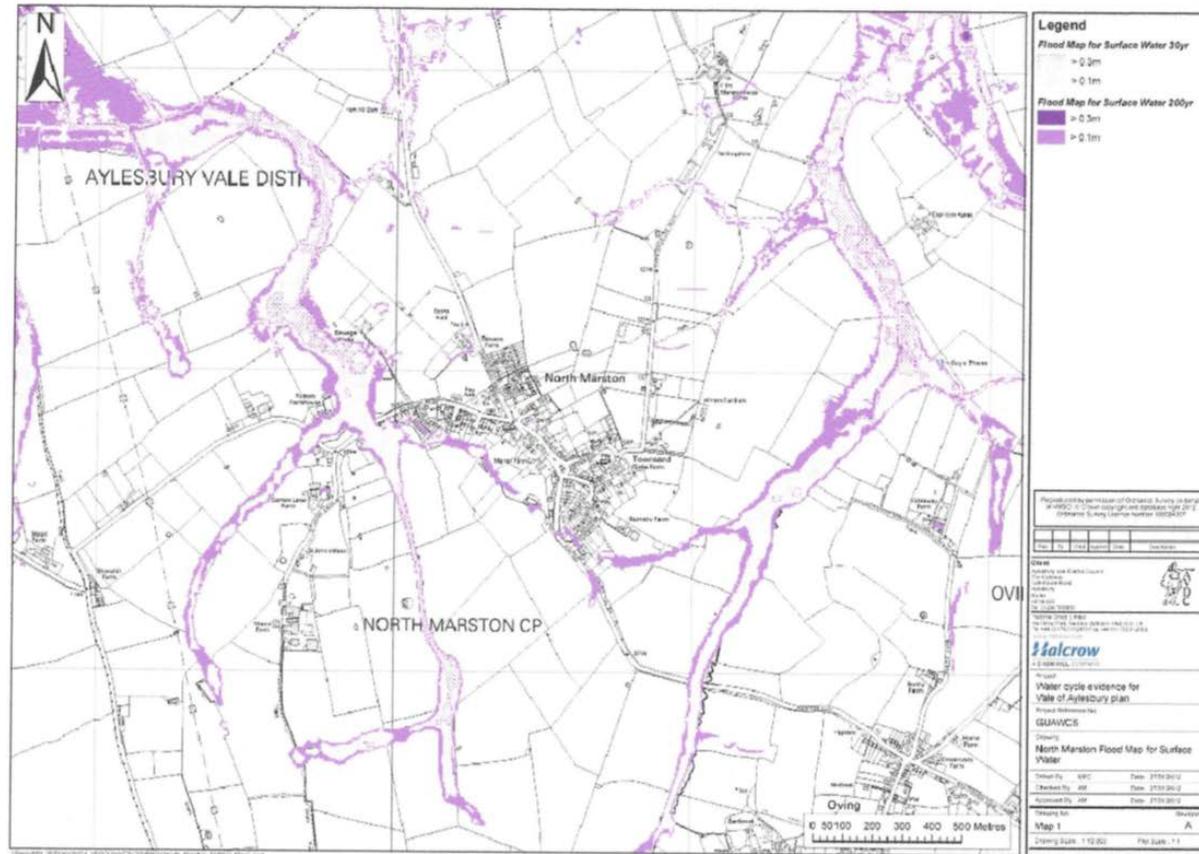


Figure D54 North Marston Surface Water Flood Area

Annex 5: List of Community Organisations

Organisation	Purpose	Frequency of meetings
NM History Club	To discuss and action as required activities related particularly to village history	6-8 times a year
Mummers	Historical theatrical group	Rehearsals and performance
NM School PTA	To enhance collaboration between parents and teachers and to arrange fund raising activities to provide financial support to village school	Monthly during term time
NM School Governors	Participation in school governance	As required
NM Community Speedwatch	To position equipment to measure traffic speed through village, collate and analyse data for presentation to Parish Council on a monthly basis	Monthly measurements and data analysis
NM Parish Council	Meeting of councillors to discuss all matters relating to village management	Monthly
Poors Piece Committee	Charity with funds available on request to support disadvantaged in community	As required
NM Bell Ringers	To ring bells for church services and extraordinary events	Typically practice and 1 service weekly
Wesley Flics	Social group open to residents – to meet to view a chosen film	Monthly
NM Book Club	Numerous private groups run from residents' homes	Typically, 9 meetings a year
Wesley Centre Coffee Club	Social group to meet for coffee and cake - open to all residents – held in Wesley Centre	Weekly on Friday mornings
Wesley Centre Lunch Club	Social group to meet for lunch - open to all residents – held in Wesley Centre	Monthly on Wednesday lunchtime
NM & Granborough Scouts	Childrens activities – aged 11 -18	Weekly in term time
NM & Granborough Brownies	Childrens activities – aged 6 to 11	Weekly in term time

NM & Granborough Sports Field	Outdoor sports area and club house supporting local teams of all ages.. Used by individuals for running, the fitness and nature trails and dog walking.	Daily
NM & Granborough Sports Field Committee	Management team for Sports Field which raises funds for the facility and provides support for maintenance – eg with a grass cutting rota	As required
NM Football Club	Regular team training and competitive matches using Sports Field – for both children and adults	Seasonal
NM Cricket Club	Regular team training and competitive matches using Sports Field – for both children and adults	Seasonal
Scottish Country Dancing	Social group open to all residents meeting in Memorial Hall to learn traditional dances	Monthly
St Mary's Church/ECC	Regular church services within Schorne Parish – held either in St Marys Church or the Wesley Centre for more family orientated activities. Provides support for residents whenever required	Weekly
Monday Club	Women's social group open to all residents – with invited speakers, held in Memorial Hall	First Monday of every month
Community shop volunteer	Residents act as volunteers to work in the village shop on a regular basis.	As required
MADS	Local drama group – typically putting on a drama show on an annual basis to a paid audience	Rehearsals and performance – usually February for live shows

Annex 6: Glossary of Terms

Adoption		The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Affordable housing		Housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision
Allocation		A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment, or another use such as open space.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Brownfield		Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens)
Conservation Area	CA	An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.
Consultation Report		A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside		Land not within settlement boundaries
Community Infrastructure Levy	CIL	An amount of money payable to the Council on new housing and other development which is used for infrastructure and community facilities and services

Developer Contributions/Planning Obligations/Section 106		Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Development		<p>Development is defined in <u>section 55 of the Town and Country Planning Act 1990</u> and includes:</p> <ul style="list-style-type: none"> • building operations (eg structural alterations, construction, rebuilding, most demolition); • <u>material changes of use of land and buildings</u>; • engineering operations (eg groundworks); • mining operations; • other operations normally undertaken by a person carrying on a business as a builder. • subdivision of a dwellinghouse for use as 2 or more separate dwelling houses
Employment Land		Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order
Evidence Base		The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan
Examination		For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions
Flood risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site. Flood Zones 1-3b describes land with a specific probability of flooding with 1 being the least affected. Development may be restricted by Flood Zones.
General Permitted Development Order	GPDO	A statutory document that allows development (such as small house extensions) to be undertaken without planning permission.
Greenfield		Land where there has been no previous development.

Green Infrastructure	GI	A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Infrastructure		Refers to the fundamental facilities and systems serving an area, including the services and facilities necessary for its residents and economy to function, including transport.
Internal Drainage Board	IDB	A local public authority established in areas of special drainage need in England and Wales. IDBs have permissive powers to manage water levels within their respective drainage districts, undertake works to reduce flood risk to people and property and manage water levels to meet local needs
Local Plan		The main planning document in an area which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that help manage development including for design, access and amenity
National Planning Policy Framework	NPPF	Sets out the Government's planning policies for England and how these are expected to be applied. (July 2021)
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF
Neighbourhood Area		This is the area that the Neighbourhood Plan will focus on. For town or parish councils, the designated area is usually the boundary. Sometimes Parishes will combine to form one area.

Neighbourhood Development Plan or Neighbourhood Plan	NDP/NP	Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. Neighbourhood Planning Guidance Note 7: Glossary May 2017 These policies will be at a local level to support the strategic policies within the newly adopted Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies
Policy		A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Policies Map		Illustrates the spatial extent of the planning policies and designated areas.
Qualifying Body		Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.
Referendum		A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer.
Settlement Hierarchy		Many Local Plans set out a hierarchy of settlements according to their population and facilities. Different levels of growth may be attributed to each tier.
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.
Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding within a particular area.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development		An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Sustainable Drainage System	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible
Tree Preservation Order	TPO	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Village Design Code		Contains a description and analysis of the distinctive aspects of a village and outlines design guidance for further development. A Village Design Code can then be considered in assessing planning applications