

**BUCKLAND
NEIGHBOURHOOD PLAN**

**CONSULTATION
STATEMENT**

Buckland Parish Council

March 2021

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BUCKLAND NEIGHBOURHOOD PLAN REVIEW

CONSULTATION STATEMENT

DETAILS OF CONSULTATIONS:

December 2019 Survey sent by mail to all residents of the Parish. Responses used to update BNP. (Appendix A)

Feb/ March 2020 Letter sent by mail in February to all residents of the Parish notifying them of a public meeting to discuss the proposed new settlement boundary policy. This meeting had to be postponed and so in March a further letter was sent to all residents of the Parish inviting them to a public exhibition to be held in the Village Hall to give feedback on the responses to the December 2019 survey and to the draft of the updated BNP. This was intended to be another opportunity for residents to have an input into the review of the BNP. Unfortunately, this exhibition had to be cancelled, due to the Covid lockdown. A subsequent public exhibition was arranged for September 2020, which also had to be cancelled due to Covid restrictions. Therefore, it was decided by Buckland Parish Council to go to a public consultation. (Appendices B and C)

September 2020 Consultation letter sent by mail to all residents in the Parish notifying them that the draft BNP was available on the BPC website and asking for comments on the draft BNP. This was also advertised on the website and on the BPC Facebook page. This period lasted for 6 weeks. Comments received were noted by BPC at its Parish Council meeting on 19th November and amendments approved. (Appendix D)

November 2020 **Regulation 14** 6 week public consultation period began on 27th November 2020 and closed on 10th January 2021. All residents and owners of businesses within the Parish were notified by a letter sent by mail to every property and business address in the Parish. The information was also available on BPC website, BPC's Facebook page, Parish noticeboards, and near the properties of agricultural land recently purchased from land agents whose details are not yet available from Land Registry. Notification was also sent by email or post to the attached list of consultees. This is an updated list from the 2016 Regulation 14 consultation. (Appendices E and F)

COMMENTS RECEIVED AND BUCKLAND PARISH COUNCIL'S RESPONSES TO THESE COMMENTS

December 2019 Responses to the survey are contained within the submission draft of the Neighbourhood Plan.

September 2020 Responses received were collated, reported to Buckland Parish Council, and the Parish Council's responses and actions are contained in Appendix G.

November 2020 reg 14 Responses received were collated, reported to Buckland Parish Council, and the Parish Council's responses and actions are contained in Appendix H. A substantial response was received from Buckinghamshire Council and a copy of this is attached to Appendix H.

BUCKLAND PARISH COUNCIL

Clerk: Mrs Fiona Lippmann, The Village Hall, Old School Close,
Halton Village, Aylesbury, HP22 5NG
Telephone. 01296 626073. e-mail clerk@bucklandpc.org.uk

Buckland's Neighbourhood Plan has supported the housing needs of the village, since 2014 up until now. The time has come for us to start updating the Plan to fit in with AVDC's new local plan, due to be adopted by the end of the year.

As part of our current Neighbourhood Plan, Buckland Parish Council consulted the community to find out what type of homes already exist in the parish and what are needed. To update the information we already have, we really need to ask you to complete the attached and return it to us, so that we can take into account any updates and priorities that may have changed.

Your input is important and will help to shape the provision of homes suited to the needs of your parish; for example, homes for those who need to downsize in later life, growing families or for those seeking lower cost homes, all of which were identified by the community at the time the last Neighbourhood Plan was written.

Please remember that our plan can't prevent, or block, development but can influence our housing growth, what is built and where it goes, to ensure that what is built meets the needs of our local community. Large developments have been taking place in the areas around us, nearly 700 new homes in Aston Clinton (on the borders of our parish) with little supporting infrastructure, and sites along the A41 from Aylesbury to Aston Clinton.

Please take some time to complete the questionnaire to ensure that we obtain a clear picture of current and future housing needs in Buckland. A Freepost envelope for return of the survey is included and the closing date for responses is 15th November, 2019.

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return the questionnaire to the Parish Council office by 15th November 2019.

If this is your second home, do not complete the rest of the form, but please tick this box and return it.

You may also answer this survey online at www.bucklandpc.co.uk.

Please note that only one form per household should be completed. If there is more than one household residing at the property that is in need of separate accommodation, please ask the Parish Council for another survey form.

We appreciate your feedback and look forward to hearing your views.

PART 1 – You and your household
TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

1. How would you describe your home (*Please tick only one box*)

- House Bungalow Flat/maisonette/bedsit Caravan/mobile home
Sheltered/retirement home Other *please specify*

2. How many bedrooms does your home have? (*Please tick only one box*)

- 1 bedroom, or bedsit 2 bedrooms 3 bedrooms 4, or more bedrooms

3. What is the tenure of your home? (*Please tick only one box*)

- Owner occupied Rented from a private landlord Shared ownership
Rented from a housing association Tied to job Other

4. How many years have you and your household lived in the parish?

5. Please complete the table below to show the age and gender of household members. If there is more than one person, or group, living in this property who require separate accommodation, please contact the Parish Council to receive, and complete, a second form.

	Age	Gender M/
Other Person 1		
Other Person 2		
Other Person 3		
Other Person 4		
Other Person 5		

6. Does your current home need to be adapted to increase its physical accessibility because of the disability of anyone in your household? Yes No

Part 2 – Housing Type

1. What type of accommodation do you think is currently required in Buckland? (*Please tick all that apply*)

- Larger family homes (4+ bedrooms) For open market sale For rent
Medium family homes (3 bedrooms) For open market sale For rent
Smaller family homes (2 bedrooms) For open market sale For rent
One bedroom homes For open market sale For rent

Thank you for taking the time to complete this survey. Please return it in the Freepost envelope provided to: Buckland Parish Council, Parish Office, Old School Close, Halton, HP22 5NG. Or complete online at <http://www.bucklandpc.co.uk>

Kind regards

Buckland Parish Council

BUCKLAND PARISH COUNCIL

Clerk: Mrs Fiona Lippmann, The Village Hall, Old School Close,
Halton Village, Aylesbury, HP22 5NG
Telephone. 01296 626073. e-mail clerk@bucklandpc.org.uk

Dear Residents

On Saturday, 15th February, between 10 am and 3pm, Buckland Parish Council will be at Buckland Village Hall, asking your opinions on a proposed new policy, Settlement Boundary, to be added into the Buckland Neighbourhood Plan.

This all came out of the responses to the survey that you kindly filled in, at the end of last year. If you are about, please take the time to pop in and have a look at the maps and give us your thoughts.

Settlement Boundary

There is no requirement for a Neighbourhood Plan to allocate housing land for development. The Buckland Neighbourhood Plan does not contain site allocations for new housing but does include housing policies for further sustainable housing growth.

The settlement boundary includes built up areas in the Parish that are outside the Metropolitan Green Belt/AONB. Proposals for development within the Green Belt and AONB will only be permitted in accordance with the NPPF (2019) p 143-147 inc. Policies for development elsewhere in the Parish are contained in the emerging Vale of Aylesbury Local Plan and in the Buckland Neighbourhood Plan. Buckland Parish Council undertook a Housing Survey in 2019, of which 90 responses were received. Questions asked included information on ages, tenure, housing types and needs. The responses have been placed into pie charts, within Appendix I.

Policy BP1 – Settlement Boundary

The Buckland Neighbourhood Plan defines the Settlement Boundary for Buckland Parish as shown on the Policies map.

Proposals for infill development, within the Settlement Boundary, will be supported, provided they accord with the policies in the Buckland Neighbourhood Plan.

Development proposals, other than for rural housing exception schemes, on land outside the Settlement Boundary, will not be permitted.

BUCKLAND PARISH COUNCIL

Clerk: Mrs Fiona Lippmann, The Village Hall, Old School Close,
Halton Village, Aylesbury, HP22 5NG
Telephone. 01296 626073. e-mail clerk@bucklandpc.org.uk

4th March 2020

Dear Resident of Buckland

Buckland Neighbourhood Plan review – Settlement Boundary

Buckland Parish Council strive to be 'ahead of the game'! To date, Buckland's Neighbourhood Plan has successfully managed the growth and development of Buckland. But, to ensure the continued success of this plan, it has been reviewed and a Settlement Boundary has been added to safeguard the village, where it is not protected by the AONB and MGB.

The Settlement Boundary will protect the open fields from unwelcome development and coalescence as the only areas that that can be considered for building are within the red lines of the settlement boundary map.

This boundary will only affect those built-up area north of the Wendover Arm Canal as the southern section is within the Green Belt and Area of Outstanding Natural Beauty where stricter national planning policies apply.

Attached to this letter is a plan of the proposed settlement boundary, which follows the current built areas in the parish and the Conservation Area document.

Your Parish Council will hold a public exhibition, prior to the formal public consultation on the draft revisions to the Buckland Neighbourhood Plan to be held at The Buckland Village Hall on Saturday 21st March 2020 from 11am to 2pm, should you wish to come and talk to the councillors, add your comments to the proposals, compare the new document to the previous version and take the opportunity to agree to the wording of the existing policies.

A draft version of the updated Neighbourhood Plan will also be available on the website (www.bucklandpc.co.uk), so if you wish to have a look at the Plan and give us your views, via the website, or email (clerk@bucklandpc.org.uk), please do so.

Yours sincerely

Fiona Lippmann
Clerk to Buckland Parish Council

BUCKLAND PARISH COUNCIL

Clerk: Mrs Fiona Lippmann, The Village Hall, Old School Close,
Halton Village, Aylesbury, HP22 5NG
Telephone. 01296 626073. e-mail clerk@bucklandpc.org.uk

September 2020

Dear Resident/Land Owner

Buckland Parish

Buckland Neighbourhood Plan - 2020 Update

The original Buckland Neighbourhood Plan is now over four years old and needed revisiting and revising slightly. The information that was gained from the survey conducted in 2019 has now been added to the Plan and Buckland Parish Council are now starting to go through the process of getting it 'made'. The first of these process' is to consult the community on the Plan.

To see the plan, please visit the Buckland Parish Council Website at <http://bucklandpc.co.uk/blog>

Please read it and if you can make any comments, via email, to clerk@bucklandpc.org.uk, or mail to:- The Clerk, Parish Office, Village Hall, Old School Close, Halton, HP22 5NG. All comments will be added to the evidence base and submitted for consideration by the Independent Inspector.

It is unfortunate that there can be no physical consultation in the Village Hall, as there was before, but the new COVID measures do not allow for it.

A vote can only be made next May, but by this time it is hoped that all the paperwork will be agreed and in place.

Planning regulations are constantly changing, but a local Neighbourhood Plan will always ensure that your views are taken into account by the higher authorities.

Mrs Fiona Lippmann

Clerk to Buckland Parish Council

BUCKLAND PARISH COUNCIL

Clerk: Mrs Fiona Lippmann, The Village Hall, Old School Close,
Halton Village, Aylesbury, HP22 5NG
Telephone. 01296 626073. e-mail clerk@bucklandpc.org.uk

Dear Resident/Landowner
Buckland Parish

25th November 2020

Buckland Neighbourhood Plan – November 2020 Update

Further to our previous consultation in September, Buckland Parish Council has been asked by Buckinghamshire Council to carry out a further 6 week public consultation period of the draft Buckland Neighbourhood Plan document. This consultation begins on 27th November 2020 and ends on 10th January 2021.

The original Buckland Neighbourhood Plan is now over four years old and needs reviewing to bring it up to date. The information that was gained from the survey of the Parish conducted in December 2019 has now been added to the Plan. Buckland Parish Council is now starting to go through the statutory process of review (regulation 14). The first of these processes is this public consultation on the revised Plan.

The draft Neighbourhood Plan now includes further environmental protection for our Parish, as well as the addition of the recently acquired land in Lower Buckland for a community orchard, wildlife area and nature reserve. Buckland Parish Council considers the changes that have been made to be material modifications which clarify the Plan but do not change the nature of the Plan.

If you responded to the September consultation your comments have already been noted and there is no need to send them again. However, we would be grateful to receive any further comments you may wish to make.

The draft Plan is now available online. It is unfortunate that there can be no physical consultation in the Village Hall, as there was before, but the COVID measures do not allow for it. To see the plan, please visit the Buckland Parish Council Website at <http://bucklandpc.co.uk/blog>. If you require a hard copy of the draft Plan, or any further details, please contact the Clerk.

Comments on the draft Plan can be made by email to clerk@bucklandpc.org.uk, or mail to:- **The Clerk, Parish Office, Village Hall, Old School Close, Halton, HP22 5NG**. All comments will be taken into consideration by the Parish Council, added to the evidence base and submitted to Buckinghamshire Council for consideration by an Independent Examiner.

A referendum cannot be held until May 2021, but by this time it is hoped that all the paperwork will be in place and approved.

Planning regulations are constantly changing, but a Neighbourhood Plan will always ensure that your views are taken into account by the planning authorities in determining planning applications.

Mrs Fiona Lippmann
Clerk to Buckland Parish Council

APPENDIX F

STATUTORY CONSULTEES FOR REGULATION 14 PUBLIC CONSULTATION

Consultee		Address	Email	
local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Planning		planningpolicy@buckinghamshire.gov.uk	
	David Waker Buckinghamshire County Council	Buckinghamshire County Council offices, Walton Street, Aylesbury, Buckinghamshire HP20 1UA	david.waker@buckinghamshire.gov.uk	
	Paul Donovan, Hertfordshire County Council	Spatial and Land Use Planning Environment and Commercial Services County Hall HERTFORD Herts SG13 8DN	paul.donovan@hertfordshire.gov.uk	
	Laura Wood, Dacorum Borough Council	Civic Centre Marlowes HEMEL HEMPSTEAD Herts HP1 1HH	Laura.Wood@Dacorum.gov.uk	
	Buckinghamshire Councillors		Clrs Bill Chapple, Mike Collins, Julie Ward, Mary Stamp and Carole Paternoster	
	Adjoining Parish Councils http://www.aylesburyvaledc.gov.uk/council-democracy/parish-councils-meetings/contact-details-parish-councils-meetings/	Aston Clinton – by post		
		Drayton Beauchamp – by post		
Cholesbury-cum-St Leonards (Chiltern)-by post				
Tring Rural (Dacorum)				
(c) the Coal Authority(a);	Sir/Madam	200 Lichfield Land, Berry Hill, MANSFIELD, Nottinghamshire, NG18 4RG.	planningconsultation@coal.gov.uk	

(d) the Homes and Communities Agency(b);	John Mist, Area Manager	7th Floor, Maple House, 14a Tottenham Court, Road, LONDON W1T 7BU.	John Mist (John.Mist@hca.gsi.gov.uk)
(e) Natural England(c);	Mr Charles Routh	Consultation Service, Hornbeam House, Hornbeam House, Electra Way, Crewe Business Park, Crewe, Cheshire, CW1 6GJ.	consultations@naturalengland.org.uk
(f) the Environment Agency(d);	Mrs Cathy Harrison	Red Kite House, Howbery Park, WALLINGFORD Oxon, OX10 8BD	planning-wallingford@environment-agency.gov.uk
(g) the Historic Buildings and Monuments Commission for England (known as English Heritage)(e);	Mr Martin Small	Eastgate Court, 195-205 High Street, GUILDFORD Surrey, GU1 3EH.	martin.small@english-heritage.org.uk
(h) Network Rail Infrastructure Limited (company number 2904587);	Ms Diane Clarke	Square One, 4 Travis Street, Manchester, M1 2NY.	TownPlanning-LNW@networkrail.co.uk
(i) the Highways Agency;	Mr A Watson	Wing 1A, Federated House, London Road, DORKING, Surrey, RH4 1SZ.	planningse@highways.gsi.gov.uk
(j) the Marine Management Organisation(f);			
any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	East Midlands Electricity Board Sir/Madam Mobile Phone Operators Association	Herald Way, Pegasus Business Park, East Midlands Airport, Castle Donnington, DERBY DE74 2TU.	By post
		10 St Bride Street London EC4A 4AA tel: +44 (0)20 7331 2015 This e-mail address is being protected from spambots. You need JavaScript enabled to view it www.mobilemastinfo.com	info@ukmoa.org
(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority; (l) where it exercises functions in any part of the neighbourhood area—	B.C Electrical Techniques Ltd Mr D Childs	Stocklake AYLESBURY Bucks HP20 1DE	By post
(i) a Primary Care Trust established under section 18 of the National Health Service Act	Kingsley Grimble	Buckinghamshire Healthcare NHS Trust Trust Offices Amersham Hospital Whielden Street Amersham HP7 0JD	Kingsley.Grimble@buckshealthcare.nhs.uk

2006(a) or continued in existence by virtue of that section; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b);	East Midlands Electricity Board Sir/Madam	Herald Way, Pegasus Business Park, East Midlands Airport, Castle Donnington, DERBY DE74 2TU.	By post
(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);	British Gas plc. (Southern) Ms A Would	Business Planning Floor B6, 80 St Marys Road SOUTHAMPTON, Hants, SO9 5AT	By post
(iv) a sewerage undertaker; and (v) a water undertaker;	Katie Clark, Planning Liaison Manager, Anglian Water Services Limited	Planning & Equivalence Thorpe Wood House Thorpe Wood PETERBOROUGH Cambridgeshire PE3 6WT	kclark2@anglianwater.co.uk
	Miss C Bell, Town Planning Team, Thames Water Property Services	c/o Savills Ground Floor Hawker House 5-6 Napier Court Napier Road READING RG1 8BW	aarrol@savills.com
(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Any voluntary groups in the Buckland parish – Please use contact details you have	Village Hall Trust Buckland Village Hall Buckland HP22 5HY	By post
(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	Please use contact details you have	Revd. Sally Bottomer The Rectory New Road Aston Clinton	By post
(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Please use contact details you have		
(p) bodies which represent the interests of persons carrying on business in the neighbourhood	South East Midlands Local Enterprise Partnership	Cranfield University Innovation Centre University Way Cranfield MK43 0BT	info@semlep.com
	Bucks Thames Valley Local Enterprise Partnership	c/o The Clare Charity Centre Wycombe Road Saunderton Bucks HP14 4BF	info@buckstvllep.co.uk
	Buckinghamshire Business First - Ms Philippa Batting	Saunderton Estate Wycombe Road Saunderton Buckinghamshire HP14 4BF	philippa@bbf.uk.com

Schools in Buckland - Please use contact details you have

n/a

Kingspan Environmental
College road North
Aylesbury HP22 5ew

By post

Olleco
Samian Way
Aston Clinton
HP22 5WJ

By post

Arla Foods UK
Aylesbury Dairy
Samian Way
Aston Clinton
HP22 5wj

Lookers Land Rover Jaguar
Aesop Business Park
Aesop Road
Aston Clinton
HP22 5XX

Buckland Cattery
Bees Cottage
Buckland Village
HP22 5HZ

Mela Restaurant
103 London Road
Aston Clinton
HP22 5LD

Land agents appointed to sell plots of land in Buckland

Vantage Land
Redbourne
Herts

damian@vantageland.co.uk

Comments received from September 2020 public consultation on Buckland's Neighbourhood Plan.

MODIFICATIONS MADE IN RESPONSE TO COMMENTS RECEIVED:

(All public comments are in red)

Comments received	BPC's response	Reason
Add the word ' <i>heritage</i> ' to Vision Statement	agreed	useful addition
BP1 Reword last sentence as follows:	agreed	clarification of policy

Development proposals on land outside the Settlement Boundary will not be permitted. An exception will be made for 'rural housing exception schemes', but these will not be permitted within the Conservation Area.

(BP1 Settlement Boundary was further updated in line with the consultation comments received from Buckinghamshire Council)

BP12 Add to policy: <i>Apartments must adhere to the same on-site parking requirements</i> (On-site parking is now BP11 in submission draft)	agreed	clarification of policy
BP16 Add to end of policy: <i>a net gain in biodiversity of at least 10%</i> (Biodiversity is now BP15 in submission draft)	agreed	clarification of policy

Comments on individual policies:

BP1 Settlement Boundary

The new settlement boundary is useful as it gives guidance as to where development will/will not occur.

I fully support the inclusion of this policy in the Buckland Neighbourhood Plan, which will ensure that new development takes place within the built up areas of the Parish and avoids incursion into the open countryside.

BP2 Conservation Area

Policy BP2 - it is crucial that new developments complement or enhance the Conservation Area. AV-DC's Planning Committee completely ignored the historical context of some previous applications and even failed to visit sites which I'm sure would have had an influence on their final decisions. The importance of recognising the significance of a Conservation Area cannot be overstated.

BP3

Policy BP3 - we are already suffering from development in places which were previously areas of natural beauty. The construction of ARLA and Olleco, close to the Grand Union Canal and long-standing country walkways, are good examples of 'breaches' of this policy. There are sufficient brownfield sites for industrial development to take place which would not impinge on the natural beauty of the countryside and create ugly eyesores, creating visual and air pollution, in areas that the public have previously enjoyed.

BP5 Coalescence

The protection of coalescence from Aston Clinton I feel is important to keep our identity and the maps are particularly useful, showing the extent of Buckland and its assets.

The protection of coalescence from Aston Clinton I feel is important to keep our identity and the maps are particularly useful, showing the extent of Buckland and its assets.

BP6 New Housing

Policy BP6 - I am a strong advocate for creating affordable housing/flats for the elderly people and young people who are trying to get on the housing ladder. These groups are currently disenfranchised and local people - in particular - need to be able to afford to stay in the community if that is their wish. These are points for emphasis from my perspective.

BP12 Parking

BP 12 Parking Requirements:

I support this policy as it stands but would like to see it extended to include development of flats, particularly when existing buildings are converted into flats, to ensure this avoids residential parking on narrow country roads and grass verges. I suggest adding to this policy: Development of apartments must also adhere to these same on site parking requirements.

B16 Natural Environment

BP 16 Natural Environment:

I support the addition that all development sites will be required to show a net gain in biodiversity, but would like to see this quantified as at least 10% net gain.

GENERAL COMMENTS:

Just a few comments about the Neighbourhood Plan, which I fully endorse.

I am very happy with this updated Neighbourhood Plan and feel it is a very comprehensive piece of work, that reflects the views of residents.

I would thoroughly recommend this Neighbourhood Plan for acceptance.

I would like the Parish Council to object to any more building in Buckland, particularly at the Puttenham end of the village.

My reasons are:

1. There is no mains water, electricity or gas.
2. The road at the Puttenham end is a farm track.
3. The road through Buckland village is very narrow and unsuitable for any more traffic.
4. The application to build at the Puttenham end is an attempt to build a new village in the middle of farm land.

I am delighted with this updated Neighbourhood Plan and recognise all the work that has gone into it. It is a very comprehensive piece of work, that reflects the views of residents of Buckland.

I would thoroughly recommend this updated Neighbourhood Plan for acceptance.

I am pleased to see the additional emphasis given to the importance of the environment, especially the introduction of a community orchard and nature reserve at Lower Buckland and the renovation of Primrose Copse on land off Tring Hill.

BUCKLAND NEIGHBOURHOOD PLAN COMMENTS RECEIVED FROM NOVEMBER 2020 REG 14 CONSULTATION

Comments received from the public are in red, followed by Buckland Parish Council's response:

In response to the traffic item in the Plan, would it be possible to consider lowering the speed limit through Buckland village (Main Road and Model Row) to 20mph. There are always lots of pedestrians on the road which has no pavement and there are several blind corners and parked car obstructions.

BPC Response: This request will be passed to the highways department, Transport for Bucks, with support from the Parish Council.

Hello - After receiving your letter today I've reviewed the plan.

I notice my house is shown and there is a comment that 'permitted development rights will be removed.

You can imagine my alarm and I have raised this issue before.

Please remove this illustration and take note that I will object to any attempt to remove permitted development rights.

After all would the Buckland Parish Councillors put up with this restriction on their houses - I think not!



Policy BP7: Meeting Local Housing Needs

Applications should include a mix of dwelling sizes, reflecting the existing and future needs of the Parish. Specific regard should be had for the provision of low cost market housing, extensions and smaller properties for elderly downsizers. Permitted development rights will be removed from these properties to ensure they continue to meet this need. Support will be given for the conversion of existing properties in order to provide accommodation for three or more generations within the same dwelling.

BPC Response: This relates to BP7 of the current Neighbourhood Plan (Meeting Local Housing Needs) and has not been modified. The objector's property is shown in the photo of 1930's housing on London Road next to BP7. This has been replaced by a photo of similar mixed housing in Buckland Road. The term 'permitted development rights' in the policy relates to new smaller properties for elderly downsizers, not to current housing.

BUCKLAND NEIGHBOURHOOD PLAN

Buckland Parish Council's Responses to Buckinghamshire Council's Comments - January 2021

BP6 New Development and BP11 Redundant Farm Buildings

These two policies should include 'All development must show biodiversity net gain'

BPC response: Added

No mention of protected species in Buckland. See BMERC records

BPC response: BMERC consulted and records obtained. A new section and policy on the Natural Environment has been added to the Plan

BP1 Housing settlement boundary – inconsistent with other policies on AONB, etc.

BPC response: Policy re-written for clarification. The Housing settlement boundary is restricted to residential curtilages. The Conservation Area includes both built development and important green spaces.

Does the Neighbourhood Plan not want to support local businesses outside the settlement boundary? BP1 has no exception to support businesses.

BPC response: BP1 has been re-written for clarification and the BPs dealing with businesses have been amended. The settlement boundary omits farmyards and businesses, which have been excluded due to the location of Olleco and Arla outside the settlement.

Conservation and Design: there is no reference to non-designated heritage assets.

BPC response: A new section on heritage assets and policy has been added. All listed buildings, scheduled ancient monuments, non-designated heritage assets and natural heritage features are listed in an appendix referred to in the new policy.

Housing BP6 New Development: the term 'affordable housing' is ambiguous. It should read 'affordable home ownership and affordable rented'.

BPC response: policy amended accordingly.

Community Facilities and Heritage BP14: The policy names only two facilities, then goes on to mention more. Widen the remit of the policy in line with VALP policy 13 and the NPPF to include 'accessible local services, community facilities, meeting places, open space, cultural buildings, pubs, places of worship.'

BPC response: commentary added in the preamble to policy BP14 on each facility or service and why they are important to the community.

Heritage BP15: the policy does not distinguish between the approach to designated and non-designated assets.

BPC response: this section has been re-drafted and listed buildings, non-designated buildings and natural heritage assets have been included.

Natural Environment BP16: a net gain in biodiversity should not be imposed on householder development. The following should be added: 'net gain to be sought on minor and major developments, the percentage of net gain will be as set out in national requirements in the Environment Bill.

BPC response: words added to the policy as suggested and a new section on the Natural Environment, together with species and habitats present in the Parish has been added.

Infrastructure and Projects: clearer preamble required.

BPC response: preamble rewritten as suggested

Appendices: suggested changes to maps

BPC response: changes made to maps

Buckland Parish Council

March 2021

RESPONSE FROM BUCKINGHAMSHIRE COUNCIL TO REGULATION 14 PUBLIC CONSULTATION

Directorate for Planning, Growth & Sustainability

Corporate Director: Ian Thompson

Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury

HP19 8FF

David.waker@buckinghamshire.gov.uk

01494 732267

www.buckinghamshire.gov.uk

Fiona Lippmann
Buckland PC
Parish Office
Village Hall
Old School Close

8th January 2021

Ref: NP/AVDC/Buckland reg14

HP22 5NG

Dear Fiona

**Buckland Neighbourhood Plan – Regulation 14 Pre-submission consultation
Town and County Planning England The Neighbourhood Planning (General) Regulations 2012 (as amended)**

Thanks for inviting Buckinghamshire Council to comment on your draft neighbourhood plan. you will recall that before you consulted Buckinghamshire Council we advised that to undertake a modification to the existing neighbourhood plan that under the regulations you needed to produce a modification statement. (Regulation 14 (a)(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;). However, in the absence of such a statement being submitted to Buckinghamshire Council we have treated your consultation as a consultation on a whole neighbourhood plan and responded accordingly.

The Neighbourhood Planning (General) Regulations 2012 as amended – regulation 14 (a) (v)

As you will be aware Buckinghamshire Council now encompasses all the functions of the former Aylesbury Vale District Council and those of the former Buckinghamshire County Council. The new Buckinghamshire Council is in the process of establishing its new format and structure as such comments on your plan have been invited from a number of sections of the Council some of whom are former Aylesbury district functions and some former County functions.

Please find attached a document setting out the Buckinghamshire Council Response.

Comments include issues related to Biodiversity and Biodiversity net gain, the need to consider non designated heritage assets, specific queries about the designation of the settlement area and working of the settlement boundary policy and issues in relation to the interpretation of Affordable housing and the community facilities policies.

There are also some comments about the mapping used in the document the number of maps and in some cases the legibility of the mapping.

These comments are made as suggestions to help improve the plan to more likely meet the Basic Conditions and reduce the scrutiny at the examination stage. Substantial changes can still be made after this (Regulation 14) stage but any changes after the next (Regulation 15 stage) are usually at the request of the examiner and should not be material changes to the plan'.

Should any of the comments be unclear or if you would like further information in relation to points raised please initially contact David Waker (contact details at top of letter) and he will either assist you or contact the relevant section for further advice.

Yours sincerely

Charlotte Stevens
Planning Policy Manager
Buckinghamshire Council

Buckinghamshire Council Response to

Buckland Neighbourhood Plan Regulation 14 Consultation

General Comments

Biodiversity

The revised neighbourhood plan contains no mention of biodiversity and very little regards to the local wildlife and important habitats for which some are legally protected and nationally rare. It is recommended to incorporate the following into Buckland Neighbourhood Plan:

As part of the Vale of Aylesbury we strive towards biodiversity net gain to enhance the wildlife and the surrounding natural environment. This is especially important when discussing proposed development opportunities. 'Policy BP6: New Development' and 'Policy BP11: Reuse of Redundant Farm Buildings' should state that development must show biodiversity net gain. It should be noted that with regards to the Local Plan Policy 'NE2 Biodiversity and Geodiversity' of the emerging Vale of Aylesbury Local Plan (VALP) 20132033 states that: "c. A net gain in biodiversity on minor and major developments will be sought by protecting, managing, enhancing and extending existing biodiversity resources, and by creating new biodiversity resources. These gains must be measurable using best practice in biodiversity and green infrastructure accounting and in accordance with any methodology (including a biometric calculator) to be set out in a future Supplementary Planning Document". Also in paragraph 118a of the National Planning Policy Framework (NPPF) states: "Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside". Furthermore, paragraph 170d of the requires that: "Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure". Currently there is no policy or information provided within the proposed neighbourhood plan, it is recommended to be incorporated following the legislations, guidance and policies as there is a mandatory requirement to demonstrate long-term and measureable biodiversity net gain as part of any development application.

Features to enhance biodiversity are required to be incorporated within proposed development. The Local Plan Policy 'NE1 Biodiversity and Geodiversity' of the emerging Vale of Aylesbury Local Plan 2013-2033 states that: "h. Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife corridors, incorporating features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value on site. Existing ecological networks should

be identified and maintained to avoid habitat fragmentation, and ecological corridors including water courses should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity”.

There is no mention or regards to protected species. Parish of Buckland encompasses many protected species therefore; it is recommended that Buckinghamshire and Milton Keynes Environmental Record Centre should be contacted to gain this data. These records should be reflected within the neighbourhood plan. Furthermore, to be reflected with regards to specific species or habitat biodiversity enhancements. It is therefore noted that many protected farmland bird species such as the Redwing and Fieldfare have been recorded within the Parish of Buckland. Also many Badger records.

Highways - from a highway perspective there are no real changes, so no additional comments.

Maps - There are quite a few different maps you have to read across in the appendices – can some of these be put into one single map that shows everything except insets and the conservation area detail map? (see also individual comments on map legibility)

Policy references - There is a policy reference 'BPC1' and also the rest 'BP2 ' etc. so need to be consistent.

Neighbourhood plan document sections where comments have been made

Policy BP1: Housing Settlement Boundary

Settlement boundary policy BPC1 – Is the blanket ban on development outside the settlement boundary, other than for rural housing schemes, consistent with the rest of the plan for example BP3 identifies exceptional circumstances where development might be possible in the green belt or the AONB but BPC1 doesn't allow it. Likewise, a development that preserves or enhances the conservation area in or adjacent wouldn't be allowed due to the new BP1 if it is outside the settlement boundary.

Does the neighbourhood plan not want to support any local businesses in the parish outside the settlement boundary to be protected i.e. to grow by redevelopment or limited extension? Even if there aren't any operating now, the approach would still apply to any such businesses that start up and BPC1 has no exception for them if the plan does intend to support such businesses. The NPPF (2019) para 83 (b) says “Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and

well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses...”

The drawn settlement boundary appears to omit a farm yard/curtilage possibly former agricultural building r/o Peggs Cottage at the end of Peggs Lane and some of the curtilage of Cherry Farm, Main Road and also a building or hard surfaced development to the rear of Moat Farm, Main Road. There is also a pitched roof detached building/structure to the r/o Neil’s Farm, Main Road that is omitted. It’s not clear why these areas have been excluded it maybe you could provide the council with the reasoning and or include text within the plan to describe why some areas are not included within the settlement area.

Conservation and Design

- Policy BP2: Development within and adjacent to the Conservation Area

The existing NP covers heritage and design sufficiently however there is no specific reference to the non-designated heritage assets (NDHA) or local note buildings identified within the 2014 Conservation Area Appraisals. It would be useful if the NP formally acknowledged and identified the contribution of these NDHA’s and ensured they are enshrined within the relevant policy.

Housing

- Policy BP6: New Development

First time buyers and households on low incomes are categories that may well qualify for affordable housing (affordable home ownership and affordable rented). Maybe the evidence is that the responders to the survey do not qualify for these products, but it seems a bit ambiguous and misleading as written.

- Policy BP8: Affordable Homes

Suggested that this should be qualified by 'where that need is identified'.

We suggest the policy includes “the number, mix and design of dwellings for a rural exception scheme needs to be appropriate to meet local housing needs established through a housing needs survey undertaken by or in consultation with a Rural Housing Enabler. The affordable dwellings will be secured for those in affordable local need or with a valid local connection”.

Employment

- Policy BP11: Reuse of Redundant Farm Buildings

It is also brought to your attention within Policy 'BP11: Reuse of Redundant Farm Buildings' many protected species could be present within this type of habitat (such as barn owls and bats); it is therefore recommended for clarification within this policy to bring awareness about the potential presence of protected species. Development on or adjacent to these designated sites and priority habitats should be avoided. Protected and notable species are material considerations in planning applications and should be fully assessed and mitigated for as part of any development applications. Section 99 of ODPM Circular 06/2005 states: "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by development. Where this is the case, the survey should be completed and any necessary measures to protect the species should be in place, through conditions and / or planning obligations, before permission is granted."

Car Parking

- Policy BP13: Business traffic Parking

What happens if the limitations of the site don't allow for all parking provision to be accommodated on site? The policy needs to set out what happens in these circumstances. VALP as Modified Appendix B on parking standards says '...should be provided within the curtilage unless specific local circumstances can justify deviating from them...any local circumstances needs to be supported by evidence...there must be evidence in a Travel Plan or Transport Assessment. VALP Policy T6 has criteria that could be used in addition to determine if there should be any relaxation of the on-street parking requirement in the neighbourhood plan— (1) accessibility of the site, (2) type, mix and use of development, (3) security and the public realm,

(4) provision of on street and off street parking.

Community Facilities and Heritage

- Policy BP14: Community Facilities Community Facilities

Policy covers community facilities though the supporting text before says there are only 2 such facilities but then goes on to mention a range of other types of facilities. It is considered the remit of this policy could be widened to be consistent with the VALP Policy I3 which defines community facilities and services in para 11.26 much more widely than the neighbourhood plan does. A widened definition would also be consistent with the 2019 NPPF at para 83 (d) "... the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship." If the

parish wished to proceed with widening the definition it would be worth adding some commentary in the preamble to BP14 on each facility or service and why they are important to the community.

- Policy BP15: Heritage

Policy doesn't distinguish between the approach to what the NPPF terms designated and nondesignated assets – please see the 2019 NPPF between paras 193-197. If this can be redrafted, we can run it by the Council's heritage officer afterwards to check it is ok.

Natural Environment

- Policy BP16 : Natural Environment

This policy says all development will need to show a net gain in biodiversity. Whilst this aim laudable and is consistent with NPPF para 170d, the policy applying to householder development would be overly onerous. To be consistent with the VALP as modified (2019) Policy NE1 we suggest the net gain is something that is 'sought on minor and major developments, the percentage of net gain will be as set out in national requirements in the Environment Bill'.

The Buckland NP highlights ancient trees and hedgerows, as well as Black Poplars as of importance.

The only Policy specific reference to trees comes within policy BP16: Natural Environment

It is not considered that this significantly adds anything to the generic policy within NPPF or VALP as affects trees, and so there are no further comments to make in respect of tree protection.

Infrastructure Projects

P.13 under 'Infrastructure' and The preamble to Appendix G should be clearer - that does the parish council wish a Development Management officer to take from this - "Consultation with the community highlighted the following transportation and landscape problems where improvements can be made:" . Would be better to say 'The following are projects that the neighbourhood plan identifies section 106 and any future Community Infrastructure Levy monies should be used towards subject to meeting the tests of the CIL Regulations'.

Appendices

- Appendix A: Conservation Area Map showing views into and out of the Conservation Area -

The map as reproduced is not clear and appears very fuzzy (this may not be a problem on the original document)

- **Appendix B: Map showing 3 distinct areas of the Parish**

Again Base mapping not clear - no scale, north point or OS/copyright or Key

- **Appendix C: Neighbourhood Area designated 31 January 2014**

This map is also a bit fuzzy in the online version.

- **Appendix D: AONB AND MGB**

This map is nice and clear so maybe other maps need to be based on this format.

- **Appendix F: Settlement Boundary**

Might be helpful on this plan to show the parish/neighbourhood Plan boundary as taken in isolation it appears odd that large parts of built up areas are not included in the designated settlement areas even though the reason is the adjacent areas are outside the parish. Note no OS copyright on this map.

- **Appendix G: Non-Statutory Appendix: Parish Projects**

See comment on Infrastructure/projects above