

**BUCKLAND
NEIGHBOURHOOD
PLAN**

**BASIC CONDITIONS
STATEMENT**

Buckland Parish Council

March 2021

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BUCKLAND NEIGHBOURHOOD PLAN
STATEMENT: Regulation 15 section 1(d)
Meeting the Requirements of paragraph 8 Schedule 4B of 1990 Act
(refers to the whole updated Plan)

Has regard to national policies and guidance and is in line with the development plan (AVDLP saved policies and the emerging VALP)

The draft Buckland Neighbourhood Plan is based on the current Buckland Neighbourhood Plan which was made in 2016. This made Plan has been revised in order to bring it in line with national policies and guidance and with the development plan, which includes the emerging Vale of Aylesbury Local Plan. In addition to this a housing settlement boundary policy has been added.

Sections on Heritage and the Natural Environment have been added. The previous policy on heritage did not distinguish between designated and non-designated assets, as required by the NPPF, paras 193-197. This has been amended. Both designated and non-designated assets have been included, with both being listed in the appendices, including the heritage role played by the non-designated assets. Policy BP15 refers.

A Natural Environment section and policy, BP16, have been added to the Plan to reflect the fact that Buckland provides habitats for many protected species, as per the data from the Buckinghamshire and Milton Keynes Environmental Record Centre for the parish. This will be enhanced by the requirement for biodiversity net gain in national and local planning policy and BP6 of this Neighbourhood Plan (NPPF para 118a and para 170d, Local Plan policies NE1 and NE2 Biodiversity & Geodiversity). Policy BP11 Reuse of Redundant Farm Buildings has been extended to include the requirement to establish the potential presence of protected species, in line with section 99 of ODPM Circular 06/2005.

It was decided not to include businesses within the settlement boundary policy BP1 so that the growth of businesses within the parish will not be constrained. In order to be consistent farm buildings have also been omitted from the settlement boundary, which has been redefined as the housing settlement boundary. This is in line with NPPF para 83b. BP3 regarding the AONB and Green Belt was expanded to include the diversion of agriculture. BP9 relating to support for businesses within the Neighbourhood Area has been rewritten.

BP14 Community Facilities: the remit of this policy has been widened in line with NPPF para 83 d. There is commentary in the preamble to BP14 explaining why these community facilities are important to the Parish.

BP9, BP12 and BP13: these three policies deal with parking and the need to ensure on-street parking remains at an absolute minimum in order to keep the roads safe for more vulnerable road users. These strict limits on on-street parking are due to the lack of pavements for pedestrians and narrow rural roads in the majority of the Neighbourhood Area. This is in line with VALP Modified Appendix B on parking standards and Policy T6.

MODIFICATIONS MADE TO 2016 POLICIES

- BP1 Housing Settlement Boundary** is the only new policy in the updated Buckland Neighbourhood Plan.
- BP2 Development within or adjacent to the Conservation Area** remains unchanged
- BP3 AONB/Green Belt** Exceptional circumstances section has been added for clarification (as suggested by Buckinghamshire Council in their reg 14 comments)
- BP4 Local Distinctiveness** remains unchanged
- BP5 No Further Coalescence** has the addition that views into and out of the Parish are important to the retention of its rural character (for clarification)
- BP6 New development** has the additional requirement of a net gain in biodiversity
- BP7 Meeting Local Housing Needs** remains unchanged
- BP8 Affordable Homes** has the additional explanation of how this will be carried out by the Rural Housing Enabler (Buckinghamshire Council reg 14 suggestion)
- BP9 Local Businesses** the two policies in the 2016 version of the Neighbourhood Plan relating to businesses have been combined. (Previously one policy dealt with new businesses and the second dealt with expansion of existing businesses.) They also include the diversification of agricultural and land-use businesses. Comments from Buckinghamshire Council have been included.
- BP10 Reuse of Farm Buildings** has the addition of the need for biodiversity net gain and to assess and mitigate for protected and notable species as part of the planning application. This was at the suggestion of Buckinghamshire Council.
- BP11 Provision of onsite parking space** remains the same but with the additional that this requirement extends to flats, due to the fact that a house in the Parish, which was converted to flats, has resulted in vehicles parking on verges causing danger for pedestrians and other road users.
- BP12 Business Traffic** remains the same, but with an explanation of why this is required, as suggested by Buckinghamshire Council
- BP13 Community Facilities** remains unchanged
- BP14 Heritage** this has been extended to include designated and non-designated assets, including a list of those found in the Parish and their importance to the Parish. This has been done at the suggestion of Buckinghamshire Council.
- BP15 Natural Environment (Biodiversity)** this has been expanded to include the flora and fauna found within the Parish. This has been done at the suggestion of Buckinghamshire Council.
- Proposed Parish Projects:** this list has been updated.

BUCKLAND NEIGHBOURHOOD PLAN POLICY MODIFICATIONS

2016 POLICIES AND 2021 POLICIES

Modifications are shown in red

2021 BP1 Settlement Boundary:

The Buckland Neighbourhood Plan designates the Housing Settlement Boundary for Buckland Parish as shown on the Map (Appendix H. Proposals for infill development within the Settlement Boundary will be supported, provided they accord with the policies in the Buckland Neighbourhood Plan and the adopted Local Plan. With the exclusion of land within the AONB and Green Belt, development proposals for housing, other than for rural housing exception schemes, on land outside the Housing Settlement Boundary will not be permitted. Within the AONB and Green Belt only development in line with paragraph 172 of the NPPF (2019) will be permitted.

This is a new policy and an addition to the 2016 Plan.

2016 Policy BP1: Development within and adjacent to the Conservation Area

In the Conservation Area new development will be permitted provided it preserves or enhances the Conservation Area and maintains the integrity of the street scene. The Conservation Area is characterised by ribbon development and backland development will not be encouraged. Buildings should be of no more than two storeys in height and should be finished in materials complementing those already in use in the area. The protection of views into and out of the Conservation Area is most important.

Policy remains the same in 2021 Plan (now BP2).

2016 Policy BP2: AONB/Green Belt

Any significant development into the AONB or Green Belt will be resisted, except in very exceptional circumstances, in order to protect the specific character of this section of the Chiltern Hills where great weight will be attached to conserving landscape and scenic beauty.

2021 Policy BP3: AONB/Green Belt

Any significant development into the AONB or Green Belt will be resisted, except in very exceptional circumstances, in order to protect the specific character of this section of the Chiltern Hills where great weight will be attached to conserving landscape, scenic beauty **and heritage. Exceptional circumstances would include:**

Development and diversification of agriculture

Re-use of redundant buildings or the replacement of an existing building

2016 Policy BP3: Local Distinctiveness

In all parts of the Parish new buildings must preserve local distinctiveness through design, use of materials, density, space around buildings, height. Buildings should not be more than two storeys high, unless special circumstances can be proved. Housing density should respect the immediate character and pattern of development.

Policy remains unchanged in 2021 Plan, now BP4

2016 Policy BP4: No Further Coalescence

Development will not be permitted which would lead to coalescence with Aston Clinton.

2021 Policy BP5: No Further Coalescence

Development will not be permitted which would lead to further coalescence with Aston Clinton.

Views both into and out of the Parish are very important, not just in relation to the Conservation Area and the AONB, but throughout the length of the Parish in order to retain its rural character.

2016 Policy BP5: New development

Throughout the Parish in the built up areas new ribbon development on infill sites will be supported, as long as the proposed development respects the immediate environment, and the design and layout respects the local distinctiveness. Infill means that there is already residential built development on two sides of the site.

2021 Policy BP6: New development

Throughout the Parish in the built up areas new ribbon development on infill sites will be supported, as long as the proposed development respects the immediate environment, and the design and layout respects the local distinctiveness. Infill means that there is already residential built development on two sides of the site. **New development, both minor and major, will be required to show a net gain in biodiversity.**

2016 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.

Policy remains unchanged in 2021 Plan now BP8

2016 Policy BP7: Affordable Homes

The provision of affordable homes for local needs through the rural housing exception scheme will be supported.

2021 Policy BP 9: Affordable Homes

The provision of affordable homes for local needs through the rural housing exception scheme will be supported. **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.**

2016 Policy BP8: Small business sites

Applications for small scale businesses, offering employment opportunities available to local people, will be supported provided they do not create significant additional traffic movements.

2016 Policy BP9: Redevelopment of existing businesses

Applications from businesses (B1 – Office and B2 – Light Industrial) to expand their premises within the neighbourhood area will be supported, provided they do not damage the residential environment and do not create significant additional traffic movement. Proposals to redevelop a business site that will significantly reduce harm to residential or visual amenity will be supported.

These two policies have now been combined

2021 BP9: Local Businesses

Support will be given to local existing and new rural businesses to enable them to grow and expand within the Neighbourhood Area, including the development and diversification of agricultural and land-use businesses, provided that they:

Do not generate unacceptable noise, fumes, odour that results in disturbance to neighbouring residential properties

Respect residential amenity, highway safety, and the environment

Do not generate a significant amount of additional traffic, due to site access being along narrow rural roads with no pavement provision for pedestrians and that:

All parking, for both employees and visitors must be on-site due to the narrow rural roads that predominate within the parish in order to ensure the safety of other road users

The design of the premises falls within policies

2016 Policy BP10: Reuse of Farm Buildings

Applications for new uses for redundant traditional farm buildings will be supported, provided it can be demonstrated they are no longer suitable for modern farming methods and do not involve significant rebuilding or extensions, respect the original architectural and/or historic character of the building and lead to an enhancement of the immediate setting.

2021 Policy BP10: Reuse of **Redundant Farm Buildings**

Applications for new uses for redundant traditional farm buildings will be **permitted**, provided it can be demonstrated that they are no longer suitable for modern farming methods, respect the original architectural and/or historic character of the building and lead to an enhancement of the immediate setting. **Such development will be required to show a net gain in biodiversity. Protected and notable species are material planning considerations in planning applications and should be fully assessed and mitigated for as part of any development applications.**

2016 Policy BP11: Provision of on-site parking space

New homes with two bedrooms or less must provide at least two on-site parking spaces. Properties with three or more bedrooms will require a minimum of three on-site parking spaces. Garages will be excluded from parking provisions calculation in new developments to ensure there is no loss of parking spaces from the conversion of garages.

2021 Policy BP11: Provision of on-site parking space

New homes with two bedrooms or less must require at least two on-site parking spaces. Properties with three or more bedrooms must provide a minimum of three on-site parking spaces. Garages will be excluded from the calculation of parking provision in new developments to ensure there is no loss of on-site parking spaces from the conversion of garages. **Development of apartments must also adhere to these same on-site parking requirements.**

2016 Policy BP12: Business traffic

For all new business development, including conversions and extensions, provision must be made for all staff and visitor parking to be accommodated on-site.

2021 Policy BP12: Business traffic

For all new business developments, including conversions and extensions, provision must be made for visitor parking to be accommodated on-site, **to ensure the safety of other more vulnerable road users**

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2016 Policy BP13: Community Facilities

Existing community facilities within the Parish will be protected. Support will be given for proposals which will provide additional community facilities for the Parish. Development proposals that would result in the loss of existing community facilities will only be supported if accompanied by clear evidence the facilities are no longer viable, or proposals would result in improved provision within the Parish.

Policy remains unchanged in 2021 Plan

2016 Policy 14: Heritage

With diverse heritage assets throughout the whole Parish, development proposals will be required to demonstrate that the impact of the proposals on heritage assets has been carefully considered and that negative impacts to their significance, including impacts on their settings, have been either avoided or minimised. Where the harm of any residual impacts of a proposed scheme are not justified by the public benefits that would be provided, they will not be permitted.

2021 Policy 14: Heritage

With diverse heritage assets throughout the whole Parish, both designated and non-designated, as identified in Appendix F & G, development proposals will not be permitted that would have a negative impact on any heritage asset or its setting. Development should aim to conserve and enhance all heritage assets, designated and non-designated, and their settings in both the built and natural environment.

Support will be given to the restoration of the Wendover Arm of the Grand Union Canal.

2016 Policy BP15: Natural Environment

- **Proposals will be supported which preserve or enhance the natural environment throughout the Parish, by ensuring the protection of local assets and the provision of additional habitat for wildlife and green spaces for the community.**

- **Support will be given to the restoration of the Wendover Arm canal.**

- **Protection will be given to the SSSIs, the Local Wildlife Sites, and to their settings.**

Outside the areas of special designation, proposals will be supported which are landscaped and include tree planting that respects the local landscape character.

2021 Policy BP15: Biodiversity

Minor and major development must protect and enhance biodiversity and wildlife in the Parish by:

Providing a net gain in biodiversity

Safeguarding designated sites and priority species, habitats (hedgerows, woodlands, grasslands)

Protecting rare black poplar trees in the Vale and making every effort for more of these trees to be planted in their natural habitat

Ensuring landscaping maximises the opportunity for native flora and fauna, including wildlife corridors

Replacing any lost trees and hedgerows with native species

2021: BP16: Infrastructure

Proposals to improve the provision of higher, more reliable broadband speeds will be supported as long as:

- **Any infrastructure is designed and sited to minimise its impact on the character and appearance of the settlement and the surrounding countryside.**

Infrastructure was included in the 2016 version of the Neighbourhood Plan, but not as a policy.

Parish Projects (non-statutory)

2016

Consultation with the community highlighted the following transportation and landscape problems where improvements can be made:

1. Speeding and other Highway issues
2. Cars parked on narrow country roads, obscuring drivers' views.
3. Increased planting to improve the visual aspect of the industrial area between the A41 bypass and the Aylesbury Arm of the Grand Union Canal will be encouraged
4. Renovation of Primrose Copse to provide a community leisure facility with nature trails, etc.

The Parish Council is working with the County Council and other agencies to try to ameliorate these problems.

2021

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.

Formation of a Community Orchard, wildflower meadow and nature reserve at Lower Buckland to return lost biodiversity to the area

Renovation of Primrose Copse to provide a community leisure facility with nature trails, etc.

Increased planting on the section of bunding along the Aston Clinton bypass to improve the visual and noise aspect of the road

Increased planting between the industrial area to the north of the A41 bypass and the Aylesbury Arm of the Grand Union Canal

Measures to reduce the speed of traffic and improve highways safety in all parts of the Parish

The upgrading of infrastructure, including broadband within the Parish

The reduction of pollution from industrial areas

Support for the restoration of the Wendover Arm of the Grand Union Canal at Buckland Wharf

These were updated following comments from the public during the initial survey and public consultations, including comments from Buckinghamshire Council at Regulation 14.

BUCKLAND NEIGHBOURHOOD PLAN
SUSTAINABLE DEVELOPMENT

Objectives – environmental, economic, social

Buckland Neighbourhood Plan seeks to preserve and enhance the varied protected species of flora and fauna throughout the Neighbourhood Area by reducing habitat fragmentation, preserving wildlife corridors and supporting the creation of new nature reserves.

The policies within the Plan preserve and enhance the Conservation Area, listed buildings and their settings, as well as non-designated heritage assets, features of special architectural or historic interest.

Business development is supported within the Neighbourhood Area, particularly rural businesses and farm diversification.

Good quality design for housing is sought, preserving local distinctiveness and offering a range of housing for all, including for an ageing population.

The Neighbourhood Plan seeks to preserve and enhance the quality of public access to wildlife and green infrastructure throughout the whole Neighbourhood Area, thus promoting healthy lifestyles for residents and visitors alike.

Buckland Parish Council

March 2021