

QUANTON NEIGHBOURHOOD PLAN 2013 – 2033: MODIFIED VERSION

BASIC CONDITIONS STATEMENT

January 2022

Published by Quanton Parish Council under the Neighbourhood Planning (General) Regulations
2012 (as amended)

1. INTRODUCTION

- 1.1 This statement has been prepared by Quainton Parish Council (“the parish council”) to accompany its submission of the Modified Version of the Quainton Neighbourhood Development Plan (“the Modified Plan”) to the local planning authority, Buckinghamshire Council (“the Local Council”), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”).
- 1.2 The Modified Plan has been prepared by the parish council, a qualifying body, for the Neighbourhood Area, which coincides with the boundary of the Parish and which was designated by the then District Council on 25th September 2012 (see Figure 1 below). The Quainton Neighbourhood Development Plan (“the Made Plan”) was made by the District Council on 31st October 2016.
- 1.3 The Neighbourhood Planning Act 2017 contains provisions to amend Section 38 of the Planning & Compensation Act 2004 in relation to modifying a made neighbourhood plan. As a result, the Neighbourhood Planning (General) & Development Management Procedure (Amendment) Regulations 2017, which came into force on 31 January 2018, amended the Neighbourhood Planning (General) Regulations (as amended) 2012 for this purpose.
- 1.4 Those amendments enable a qualifying body to propose modifications to a made neighbourhood plan that, if considered not to be so significant or substantial as to change the nature of the neighbourhood development plan, requires only an independent examination and not another referendum. The 2017 Regulations amend Regulations 14 to 20 of the 2012 Regulations so that the process for preparing, consulting on, submitting, publicising and examining such modifications matches that for neighbourhood plans in general. However, Regulations 14 and 15 are amended to require the qualifying body to publish a statement alongside the modification proposal at the Pre-Submission stage and alongside the modification proposal and neighbourhood development plan as proposed to be modified at the Submission stage respectively:

“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”.

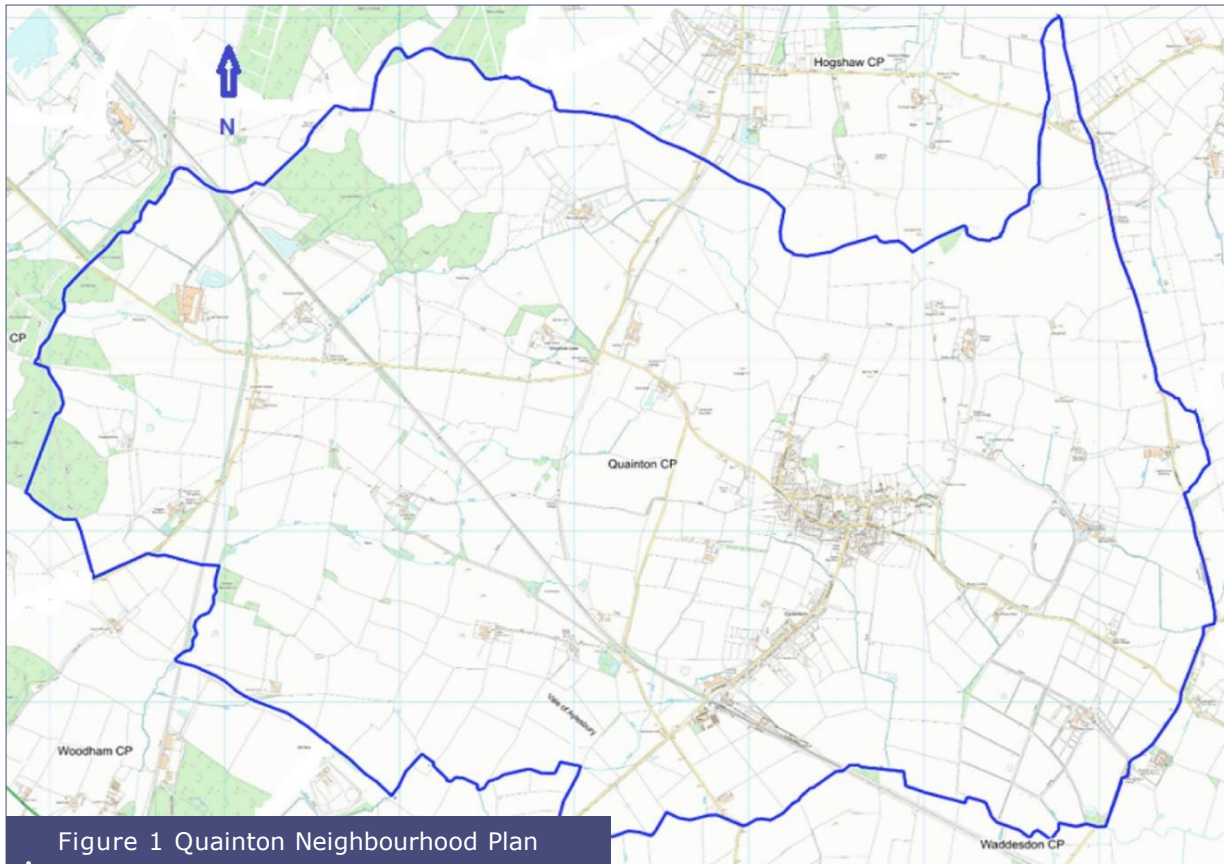


Figure 1 Quinton Neighbourhood Plan

- 1.5 The parish council published its Modification Proposal and Modification Proposal Statement on 17th December 2020 for the statutory minimum six-week consultation period in accordance with Regulation 14 as amended. The consultation period actually ran for 9 weeks and ended on 19th February 2021. The representations made on those documents have been analysed to inform several amendments to the submitted documentation. A full record of the consultation process and outcome is provided in the separate Consultation Statement, as per Regulation 15 (as amended).
- 1.6 This Basic Conditions Statement, also as per Regulation 15 (as amended), sets out how the modification proposal meets the basic conditions requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act (as amended). Specifically, the Regulations state that the Modified Plan will be considered to have met the conditions if:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to modify the made Neighbourhood Development Plan,
 - The modification of the made Neighbourhood Development Plan contributes to the achievement of sustainable development,
 - The modification of the made Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
 - The modification of the Made Plan does not breach, and is otherwise compatible with EU obligations
- 1.7 The Modified Plan is submitted in full, and this Statement focuses on how the modified policies – Policies QP1 to QP9 meet those tests. While all policies have been re-visited, the main modification is focused on Policy QP1. The modified policies described in the Modified Plan continue to relate to the development and use of land in the designated Neighbourhood Area. They do not relate to 'excluded development,' as defined by the Regulations, and they will continue to apply for the period of the Made Plan to 31 March 2033.
- 1.8 The submission documents comprise:
- The Modified Plan (incorporating the modifications)
 - The Basic Conditions Statement (including a statement from the Local Council on the re-screening of the Modified Plan in relation to EU obligations on Strategic Environmental Assessment)
 - The Consultation Statement
 - The Modification Proposal Statement

2. BACKGROUND

2.1 The key reason for the Modified Plan is to correct and revise the Made Plan predominantly by the replacement of QNDP Policy H1 Housing - Location of Development with Policy QP1 Quainton Settlement Boundary. This modification will also provide an opportunity to make other changes namely:

- An amendment to the Settlement Boundary to include land allocated or planned for development, and new commitments which have planning consent. This will change the Plan from non-site specific to site specific.
- An alteration to the Settlement Boundary to further safeguard a heritage asset the Quainton Windmill.
- A replacement of most of the other QNDP policies with updated wording so they may continue to be in general conformity with the Vale of Aylesbury Local Plan (VALP).
- The inclusion of a Policies Map to provide a visual representation of the key Modified Plan policies.

2.2 The full rationale for the modifications is included in the Modification Proposal Statement, but below is a summary of the requirement to modify Made Plan Policy H1.

2.3 Policy H1 Housing – Location of Development states:

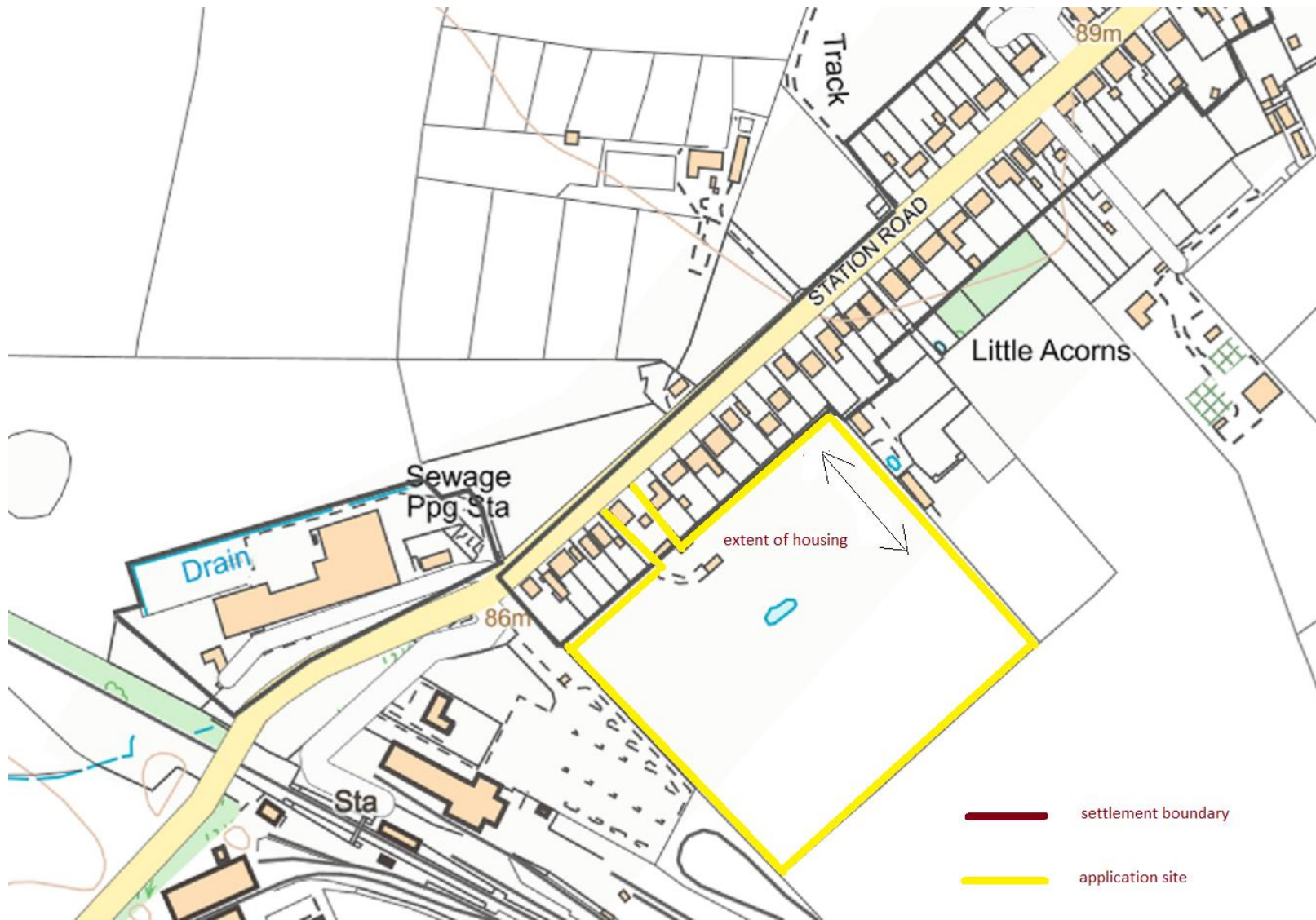
Within the settlement boundary, defined on the map on page 10, proposals for new homes will be supported where they respect the character of the immediate locality; contribute to local distinctiveness; and maintain appropriate amenity of adjacent dwellings.

Apart from the special circumstances set out in paragraph 55 of the Framework there is a presumption against development of new homes outside the settlement boundary in the open countryside except on sites adjoining the settlement boundary along Station Road, where a distinct boundary to open countryside can be achieved.

Proposals for backland development of homes behind frontage dwellings will only be supported where a distinct boundary to open countryside can be achieved and where appropriate amenity of adjacent existing dwellings can be maintained.

Development proposals in the open countryside outside the settlement boundary will be supported where they assist the sustainable growth and expansion of a business or enterprise in the countryside area, both through conversion of existing buildings and well-designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses; or support sustainable rural tourism and leisure developments that benefit businesses in the countryside area, communities and visitors, and which respect the character of the countryside and are appropriate in terms of highway capacity.

- 2.4 It had always the parish council's interpretation of the meaning of the wording in the 2nd para **except on sites adjoining the settlement boundary along Station Road** that development would only be allowed so as to maintain the ribbon line of housing along Station Road and not behind existing frontages.
- 2.5 Likewise, the interpretation of the wording in the 4th para **backland development of homes behind frontage dwellings** related to development in back gardens or land within the settlement boundary and not in the open countryside.
- 2.6 Policy H1 was tested in October 2017 when an application for outline planning permission for up to 40 dwellings was submitted at 151 and to the rear of 151 Station Road (Planning ref. 17/04041/AOP). The plan below shows the proposed layout and location:



2.7 The parish council objected to the application on the grounds the application site was outside of the settlement boundary in the open countryside and except for the access was also not along Station Road but behind it and did not comply with Policy H1. The former AVDC concurred and refused the application along with their main reason being the adverse effect the development would make to the character and appearance of the area including the landscape.

2.8 The application went to appeal where Policy H1 was scrutinised at the Inquiry,¹ and subsequently the inspector came to a different conclusion in his appeal decision as to the interpretation of the policy and in allowing the appeal stated:

*"the appeal site is clearly next to the settlement boundary which runs along the rear boundaries of properties on Station Road. As such in any reasonable interpretation based on the wording of the policy it 'adjoins the settlement boundary along Station Road' and there is nothing in the NDP or evidence before me to persuade me the test should be restricted to a site that 'adjoins Station Road'."*²

2.9 The inspector also went on to comment on the definition of backland development quote:

*"no agreed definition of backland development is before me although the Council considered this was restricted to development of rear gardens. I do not agree with such a restrictive interpretation and as a matter of fact and degree it can amount to any land to the 'back' or 'rear' of existing development where it adjoins the boundary of that development or property."*³

2.10 It is this appeal decision and re-interpretation of Policy H1 which has prompted the parish council to embark on a modified Plan. The implications of not making the modifications could result in unacceptable over development of the Station Road area, and contrary to the opinion and aspiration of most of the local community as set out in the made QNDP Consultation Statement.

2.11 It has also been decided to modify the Plan from non-site specific to site specific i.e. include land allocated for development which will require a formal modification to the Made Plan.

¹ Appeal Ref: App/J0405/W/18/3207382. Inquiry held on 12th to 15th March 2019.

² Para 17-page 4 Appeal Decision Ref: App/J0405/W/18/3207382 1st May 2019.

³ Para 19-page 4 Appeal Decision Ref: App/J0405/W/18/3207382 1st May 2019.

2.12 The modification to Policy H1 will make the settlement boundary policy more straightforward and demonstrate an avoidance of doubt as to where development may be supported. The Modified Plan Policy QP1 states:

(a) The Neighbourhood Plan designates a Quainton settlement boundary as shown by Figure 5 Settlement Boundary Map within which proposals for development will be supported where they respect the character of the immediate locality; contribute to local distinctiveness; and maintain appropriate amenity of adjacent dwellings.

(b) Apart from the special circumstances set out in paragraph 79 of the NPPF there is a presumption against development of new homes outside the settlement boundary.

2.13 The modification maintains the objectives of the Made Plan in protecting the intrinsic character of Quainton, but at the same time positively planning for development. It is for these reasons the parish council believe that this modification and further proposed modifications are not so significant or substantial as to change the nature of the Made Plan.

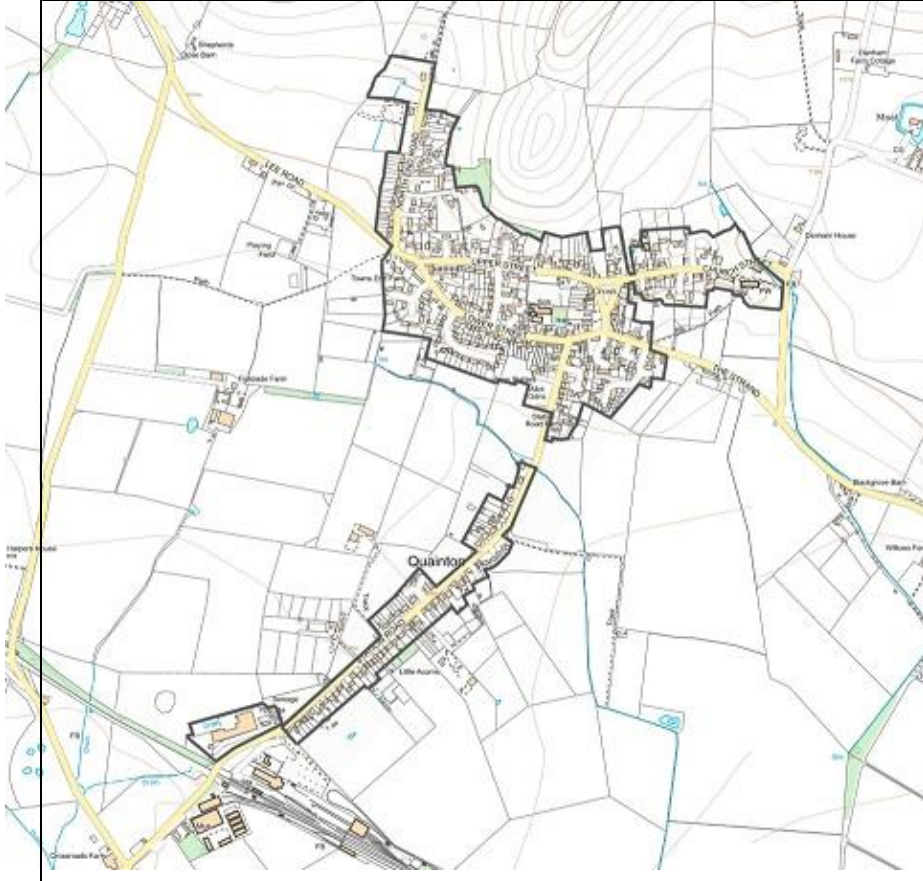
2.14 The resultant modifications will change the settlement boundary as shown in Figures 2 & 3.

Figure 2 Made Neighbourhood Plan

Figure 3 Modified Plan

Quanton Settlement Boundary (page 9)

Figure 5. New Settlement Boundary map (page 24)



3. CONFORMITY WITH NATIONAL PLANNING POLICY

3.1 The Modified Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) of 2021, which at the time of the submission of the Modified Plan remains in force for the examination of neighbourhood plans. There are two NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Modified Plan has directly responded:

Para 16

3.2 The parish council believes the Modified Plan plans positively to support the strategic development needs of the Aylesbury Vale area by seeking to move to a site specific plan that allocates land for housing development. The Modification Proposal Statement is consistent with the vision, objectives and other policies of the Made Plan and the Parish Council is confident from its consultations that it reflects the preference of the majority of the local community.

Para 29

3.3 The parish council have worked on-going with the policy-making authorities and relevant bodies to produce a positively prepared and justified plan. The parish council believes the Modification Proposal remains in general conformity with the relevant policies of the policies of the Vale of Aylesbury Local Plan (VALP).

3.4 Table A below provides a summary in regard to NPPF conformity:

Table A: Modified Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Para Ref.	Commentary
QP1	Quinton Settlement Boundary	13, 80	<p>The policy establishes the key spatial strategy for directing future development proposals in the parish towards Quinton as the main settlement. It reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with Para 15 of the NPPF.</p> <p>The policy specifically references Para 80 of the NPPF.</p>
QP2	Design in the Conservation Area and its Setting	127, 190, 194, 206	Seeks to conserve, enhance and promote the historic environment including landscape and heritage assets
QP3	Design Beyond the Conservation Area	20, 127,130	Seeks to conserve, enhance and promote the settlement character
QP4	Housing Mix	62, 78	Requires a mix of housing for all new development in the Neighbourhood Area to meet the needs of older people, families and younger people.
QP5	Business Enterprise and Local Employment	84, 85	Supports agricultural diversification and site redevelopment
QP6	Community Facilities	93, 98	Seeks to promote and protect the parish economy and community facilities.

Table A: Modified Plan & NPPF Conformity Summary cont'd

QP7	Parking and Traffic	108	The policy sets out parking standards to take account of the local circumstances and rural nature of the location. Supports the need to achieve suitable access and limit the impact on the road network.
QP8	Local Green Spaces	101	The policy identifies a number of important green spaces in the parish to be protected from development. In each case, the green spaces are an important resource and regarded as special to the local community. The Local Green Space Report for the made Neighbourhood Plan illustrates that the methodology for choosing the Local Green Spaces conforms with the NPPF requirements.
QP9	Green Infrastructure and Biodiversity	130, 131, 174, 180	The policy supports the protection of the local landscape, wildlife and biodiversity.

4. CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

- 4.1 The Modified Plan does not require a Strategic Environmental Assessment as confirmed by Buckinghamshire Council at Appendix A.
- 4.2 The objectives of the Modified Plan comprise a balance of social, economic and environmental goals. Its economic goal is to retain and encourage businesses, alongside facilitating growth in the number of households in the parish over the plan period to support the provision and retention of local jobs which enable sustainable means of transport to be used. The social goals are a blend of protecting community facilities, of meeting the need for a variety of types of new homes for the local and wider community and of maintaining vibrant local services. Environmental goals include the protection and enhancement of Quainton's natural and historic environment.
- 4.3 However, the goals make clear that there are environmental parameters within which these social and economic goals must be couched by keeping development in scale with the existing village and wider parish.
- 4.4 The chosen policies therefore translate the objectives of the Modified Plan into viable and effective development management policies which will deliver strong environmental impacts although social and economic impacts score well too.
- 4.5 A wider view of the sustainability performance of the Modified Plan policies that are the subject of the Modification Proposal is set out in Table B below:

Table B: Sustainability Attributes

Key: ** very positive * positive - neutral x negative xx very negative

Policy	Social	Economic	Environment	Commentary
QP1	**	-	**	Housing development is guided to the right locations to protect the integrity of the original part of the village, thereby delivering a very positive environmental impact. New housing will deliver a very positive social benefit in supporting local services, allowing more movement in housing stock.
QP2	*	-	**	The policy has a very positive impact on the environment and will enhance the health and wellbeing aspects of the social criterion by protecting and enhancing the historic environment
QP3	*	-	**	The policy has a very positive impact on the environment and will enhance the health and wellbeing aspects of the social criterion
QP4	**	-	-	Requiring a mix of housing to complement the existing village housing stock will have a very positive social impact

Policy	Social	Economic	Environment	Commentary
QP5	*	**	*	New employment and relocation of existing employments could have an adverse impact on the environment; however the policy seeks to mitigate this through the caveats expressed. Additional jobs would have a very positive impact on the economic criterion, and a positive impact on the social aspect.
QP6	**	**	-	The policy will have very positive social and economic benefits by retaining and enhancing local facilities
QP7	*	-	x	Local standards are needed to allow generous parking standards reflecting the rural location and the existing difficulties parking in the village. This will not discourage use of the car and would have a minor negative impact on the village.
QP8	**	-	**	The policy has a very positive impact on the environment by protecting a wide range of green infrastructure assets that are enjoyed by the local community, either for recreational purposes or as precious spaces in the built up area of the village.
QP9	*	-	**	The policy has a very positive impact on the natural environment and will enhance the health and wellbeing aspects of the social criterion

5. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 5.1 The Modified Plan was prepared to ensure its general conformity with the development plan for Aylesbury Vale, being the policies of the adopted Vale of Aylesbury Local Plan (VALP).
- 5.2 The VALP defines Quainton village as a 'medium village' in the settlement hierarchy of the District and its Table 2 (p39) shows that its housing supply calculations (to inform its Policies S2 and S3) have counted all of the homes allocated in the Modified Plan as commitments to deliver a total of 108 homes in the village over the plan period. As a result, no further housing development is required outside of the defined settlement boundary in the plan period.
- 5.3 An assessment of the general conformity of the policies that are the subject of the Modification Proposal, and their relationship with VALP policy where relevant, is contained in Table C below.

Table C: Conformity with VALP Policies

VALP Policy	Subject	Neighbourhood Plan Policy	How the Modified Plan conforms with VALP Policies
S2	Spatial strategy for growth	-----	Section 4.4 sets our Quanton's housing allocation as a medium village in the Settlement Hierarchy as stated in Table 2 page 39 of VALP.
BE1	Heritage Assets - Restating national policy on sustaining and enhancing heritage assets	QP2, QP3	Protect amenity of residents against impact of new development and impact on heritage assets.
BE2	Design – establishing some generic design principles for new developments	QP2, QP3	Protect and enhance natural qualities, features, historic environment of the Parish.
C1	Conversion of rural buildings	QP3	In general conformity in regard to the assessment criteria for suitable conversions.
D6	Provision of employment land	QP5	Supports agricultural diversification and site redevelopment
D7	Town, village and local centres to support new and existing communities	QP6	In general conformity regarding the maintenance of the general vitality and viability of community facilities.
D-QUA001	Land south west of 62 Station Road	QP1	Includes this land for development within the Settlement Boundary
D-QUA0014-16	Land adjacent to Station Road	QP1	Includes this land for development within the Settlement Boundary

NE1	Protected Sites - managing development schemes to avoid harm to biodiversity value	QP9	AAL's will be replaced by Landscape Character Assessments, the principles of protecting important landscapes remain and are reinforced in E2 and designated in NE1
NE4	Landscape character - requiring regard to designated landscapes	QP3	Sections (b) and (c) specifically protect the characteristics of the landscape character.
NE6	Local Green Spaces	QP8	Designates areas of green space
NE8	Trees, hedgerows and woodlands	QP9	Establishes a need to retain trees and hedgerows, and refers to the requirement for a full tree survey and arboricultural assessment to BS 5837 (as replaced).
H1	Affordable Housing	QP4	QP4(a) is in general conformity in regard to housing needs for families with young children. Section 6.4 page 20 sets out the parish council position on affordable housing.
H3	Rural workers dwellings	QP1, QP5	QP1 refers to para 80 of the NPPF in regard to the essential need for an agricultural worker dwelling. QP5(c) refers to support for rural workers dwelling opportunities for parish residents.
H4	Replacement dwellings in the countryside	QP1, QP3	QP1 refers to Para 80 of the NPPF in regard to new homes in the open countryside. QP3 supports replacement dwellings in the neighbourhood area subject to good design, impact on the landscape character and residential amenity.

H6(a)	Housing mix	QP4	Refers to the need for a mix of homes as demonstrated by an evidenced based requirement outlined in the Modified Plan.
T6	Car parking guidelines	QP7	The parking standards do not conflict with the parking standards used by Buckinghamshire Council and are in general conformity.

6. COMPATABILITY WITH EU LEGISLATIONS

- 6.1 The Modified Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 6.2 A formal screening opinion has been issued by Buckinghamshire Council attached at Appendix A. No SEA is required.
- 6.4 The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.

APPENDIX A



Quinton Neighbourhood Plan - Modifications

SEA and HRA Screening Opinion by Buckinghamshire Council for consultation in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004

FINAL report
Date: October 2021

QUINTON NEIGHBOURHOOD PLAN – Modifications DRAFT

October 2021

Strategic Environmental Assessment (SEA) FINAL Screening

Contents

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3. Criteria for Assessing the Effects of Supplementary Planning Documents
4. Assessment
5. Screening Outcome

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- Appendix 1 – statutory consultation responses
- Appendix 2 – The Proposed Modifications

Strategic Environmental Assessment Screening

1. Introduction

- 1.1 This screening statement considers whether the contents of the Quainton Neighbourhood Plan Modifications require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The screening process is based upon consideration of standard criteria to determine whether the plan is likely or not to have "significant environmental effects." The result of Buckinghamshire Council's (BC) screening process is detailed in this Screening Statement.
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4 provides a screening assessment of the likely significant environmental effects of the policies in the Quainton Neighbourhood Plan Modifications and the need for a full Strategic Environmental Assessment.
- 1.4 The Quainton Neighbourhood Plan as originally made in 2016 had an SEA screening concluding no SEA was required – that can be found here <https://www.aylesburyvaledc.gov.uk/quainton-neighbourhood-plan>
- 1.5 The Vale of Aylesbury Local Plan (VALP) has had a full Sustainability Appraisal and that can be found here <https://www.aylesburyvaledc.gov.uk/sustainability-appraisal-sa>
- 1.6 The Vale of Aylesbury Local Plan itself can be found here <https://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp-2013-2033>

2. Legislative Background

- 2.1 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.2 Although a Sustainability Appraisal is not a requirement for a Neighbourhood Plan, part of meeting the 'Basic Conditions' which the plan is examined on, is

to show how the plan achieves sustainable development. The Sustainability Appraisal process is an established method and a well recognised 'best practice' method for doing this. It is therefore advised, where an SEA is identified as a requirement, an SA should be incorporated with SEA, at a level of detail that is appropriate to the content of the Neighbourhood Plan.

3. Criteria for Assessing the Effects of Neighbourhood Development Plans

3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below⁴:

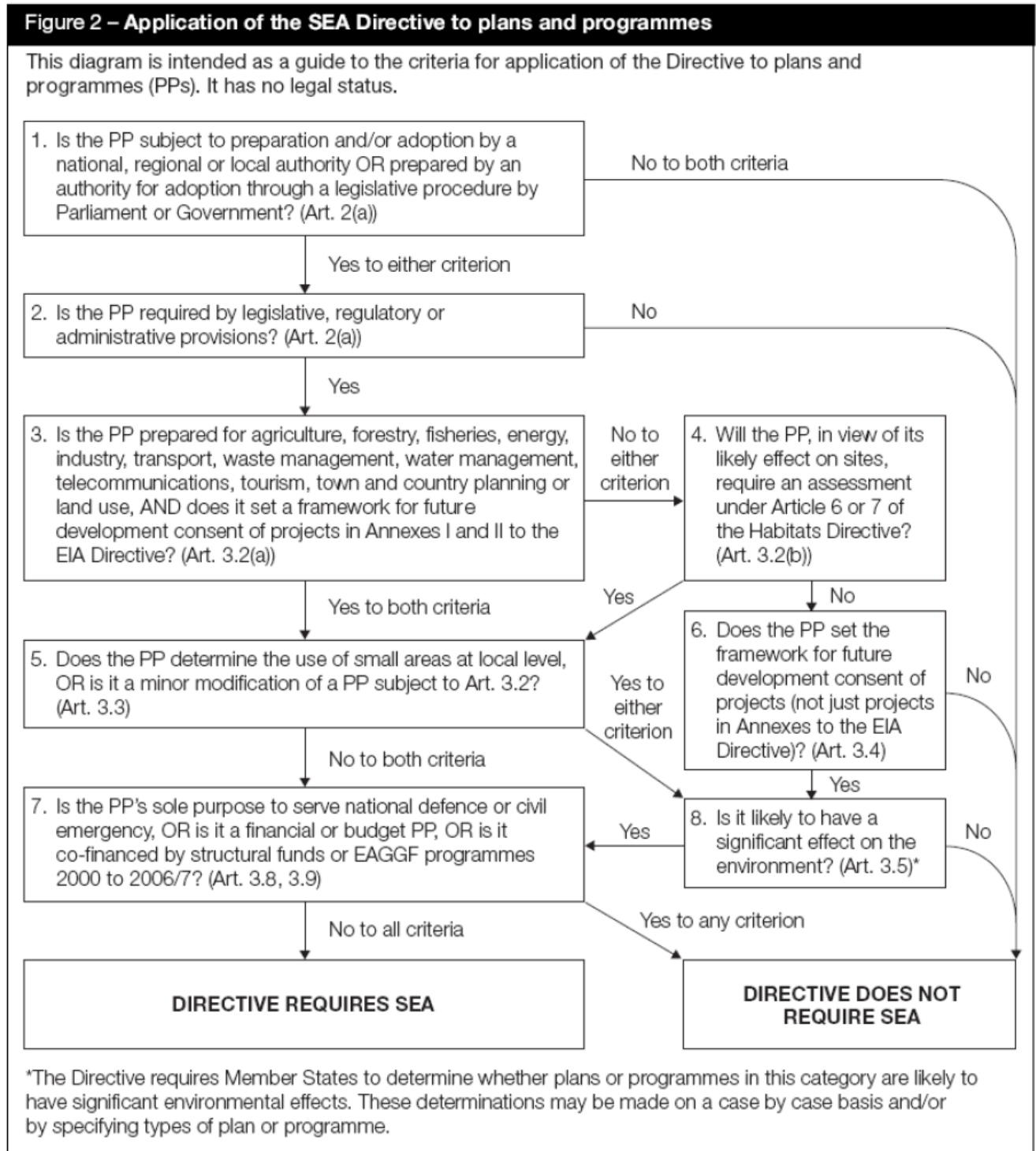
1. The characteristics of plans and programmes, having regard, in particular, to:
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

⁴ Source: Annex II of SEA Directive 2001/42/EC

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



4.2 The table below shows the assessment of whether or not the Quinton Neighbourhood Plan (August 2021 Draft Modifications as shown in Appendix 2 of this screening) will require a full SEA. The questions below

are drawn from the diagram above which sets out how the SEA Directive should be applied. The Parish Council has given Buckinghamshire Council a Draft of the Modifications Proposals. This is what the screening is based on.

4.3 The scope for the Modifications Plan is in Appendix 2 of this screening.

4.4 The assessment on SEA requirement or not follows:

Stage	Y / N	Reason
1. Is the plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The Neighbourhood Plan will be adopted by a Local Planning Authority, Buckinghamshire Council.
2. Is the plan required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The Neighbourhood Plan is an optional plan produced by Quainton Parish Council.
3. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	The Neighbourhood Plan is prepared for town and country planning purposes, but it does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Art 3.2(a)). The plan only affects development that would be smaller scale beneath the relevant EIA thresholds.
4. Will the plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The neighbourhood plan area does not include and is not close to any Natura 2000 sites (Special Areas of Conservation or Special Protection Areas). There may be Great Crested Newt (s) in the vicinity of Station Road/ fields east or west but their presence has not been confirmed (the last recorded sighting was 2006). Policy QP9 as modified (NE2 of the neighbourhood plan made version) seeks to ensure there is a positive impact on biodiversity, any species must be mitigated or compensated for and the value of wildlife enhanced.
5. Does the plan determine the use of small areas at local level, OR is it a	Y	The Neighbourhood Plan does contain two housing site allocations but these are the two housing allocations in the Vale of

<p>minor modification of a plan subject to Art. 3.2? (Art. 3.3)</p>		<p>Aylesbury Local Plan which has already undergone a full Sustainability Appraisal to meet SEA requirements and the VALP is expected to be adopted in September 2021. Beyond this there are no new allocations. The plan through policy QP1 does allow for homes to be built on sites adjoining the defined settlement boundary in Station Road subject to policy criteria. Therefore it is considered the plan does in part go towards affecting the use of part of the village.</p> <p>local green space designation are identified, however these do not change the current use of the land.</p>
<p>6. Does the plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</p>	Y	<p>The Neighbourhood Plan does set a framework for future development consent of projects. It does include two housing site allocations - these are the two housing allocations in the Vale of Aylesbury Local Plan which has already undergone a full Sustainability Appraisal to meet SEA requirements and the VALP is expected to be adopted in September 2021. The plan through policy QP1 does allow for homes to be built on sites adjoining the defined settlement boundary in Station Road subject to policy criteria. Therefore it is considered the plan does in part go towards affecting development projects (specifically new homes) that are likely to come forward.</p>
<p>7. Is the plans sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</p>	N	<p>The purpose of the Neighbourhood Plan is not for any of the projects listed in Art 3.8, 3.9.</p>
<p>8. Is it likely to have a significant effect on the environment? (Art. 3.5)</p>	N	<p>The Plan itself does contain two housing allocations on Station Road but these are both from the Vale of Aylesbury Local Plan which has already undergone a full Sustainability Appraisal to meet SEA requirements and the VALP is expected to be adopted in September 2021. Beyond these two sites, is not proposing allocating housing, employment or other development sites. The plan through policy QP1 does allow for homes to be built on sites adjoining the defined settlement boundary in Station Road subject to policy</p>

		<p>criteria. Therefore it is considered the plan does in part go towards affecting development projects (specifically new homes) that are likely to come forward.</p> <p>Any adverse impact on the environment from development would be offset by the positive impacts of policies QP8 (formerly NE1), designating local green spaces and QP9 (formerly NE2), mitigating and compensating for loss of wildlife value.</p>
1 (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	N	<p>The QNP Modifications do not affect the originally made plan from 2016 that set out a spatial vision for the designated Neighbourhood Area and provide a framework for proposals for development regarding housing, employment and the protection of valued open space.</p> <p>The QNP is considered to be in general conformity with the saved policies from the Aylesbury Vale District Local Plan (AVDLP), the Modified Vale of Aylesbury Local Plan and the National Planning Policy Framework (NPPF).</p>
1 (b) the degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	N	<p>The QNP, where possible, will respond to rather than influence other plans or programmes. A Neighbourhood Plan can only provide policies for the area it covers while the policies at the District and National level provide a strategic context for the QNP to be in general conformity with.</p> <p>one of the policies in the Neighbourhood Plan have a direct impact on other plans in neighbouring areas.</p>
1 (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	N	<p>Proposals set out in the QNP Modifications are planned to balance environmental, social and economic considerations of sustainable development. However the QNP recognises that for rural communities such as Quanton, the importance of the surrounding environment is particularly acute.</p> <p>It is considered that the QNP Modifications will have a positive impact on local environmental assets and places valued by local people in the Neighbourhood Area.</p>

			<p>This is reflected in the vision of the plan and is achieved through a number of the policies such as QP3 (was E2) (conserving and enhancing the historic character and heritage assets), QP6 (was CF1) (retention and replacement of community facilities) and QP8 (was NE1) (designating local green spaces, QP9 (was NE2) (mitigating and compensating for loss of wildlife value).</p>
	<p>1(d) environmental problems relevant to the plan</p>	<p>N</p>	<p>The village is <i>not</i> somewhere Buckinghamshire Council considers to be beset by significant existing environmental problems (air quality, pollution, traffic, flood risk, contamination). However there are some environmental issues identified by the community in section 8.1 of the originally made plan (2016) and to be addressed by the objectives listed in section 9.1 or the made plan.</p> <p>The QNP with Modifications is allocating 2 housing sites on Station Road but these are both from the Vale of Aylesbury Local Plan which has already undergone a full Sustainability Appraisal to meet SEA requirements and the VALP is expected to be adopted in September 2021. Beyond these two sites, the QNP as Modified is not proposing allocating housing, employment or other development sites. although it does allow subject to policy criteria new homes to be built adjoining the settlement boundary in Station Road. The Plan seeks to address transport problems that come from development through policies QP7 (T1) (providing sufficient car parking) and QP7 (T2) (promoting traffic management) and would positively tackle the environment affected by development through policies such as QP3 (E2) (conserving and enhancing the historic character and heritage assets), QP6 (CF1) (retention and replacement of community facilities) and QP8 (NE1) (designating local green spaces, QP9 (NE2) (mitigating and compensating for loss of wildlife value).</p>

		There are no Air Quality Management Areas within or near to the Neighbourhood Area.
1 (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	N	The QNP is being produced to be in general conformity with the AVDLP and given its advanced stage, the VALP and national policy. The plan has no relevance to the implementation of community legislation.
2 (a) the probability, duration, frequency and reversibility of the effects	N	It is highly unlikely there will be any irreversible damaging environmental impacts associated with the QNP, it is intended to have a positive effect on sustainability. This is demonstrated through section 10 (Sustainable Development) and policies particularly QP7 (T1) (providing sufficient car parking), QP7(T2) (promoting traffic management), QP3 (E2) (conserving and enhancing the historic character and heritage assets), QP6 (CF1) (retention and replacement of community facilities) and QP8 (NE1) (designating local green spaces, QP9 (NE2) (mitigating and compensating for loss of wildlife value).
2 (b) the cumulative nature of the effects	N	It is highly unlikely there will be any negative cumulative effects of the policies, rather it is likely it will have moderate positive effects. Any impact will be local in nature.
2 (c) the trans boundary nature of the effects	N	Effects will be local with no expected impacts on neighbouring areas.
2 (d) the risks to human health or the environment (e.g. due to accidents)	N	No risks have been identified.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	N	The Neighbourhood Area covers an area which is 2,201 ha and contains a population is of 1292 residents (2011 census).
2 (f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage (ii) exceeded environmental quality standards (iii) intensive land-use	N	The QNP is unlikely to adversely affect the value and vulnerability of the area in relation to its natural or cultural heritage. If anything is will provide greater support to enhance the setting of heritage, heritage assets and green spaces. The key policies on these areas are QP3 (E2) (conserving and enhancing the historic character and heritage assets), QP6 (CF1) (retention and replacement of community facilities) and QP8 (NE1) (designating local green spaces,

		<p>QP9 (NE2) (mitigating and compensating for loss of wildlife value).</p> <p>In addition it is not likely that anything in the plan would be capable of overriding Local Plan policy and or national planning policy which provide protective policies to control the granting of consent for development proposals which are likely to have significant environmental effects. By their nature any proposals which are likely to come forward within the framework of this neighbourhood plan are of such a small scale that they would be unlikely to have a significant environmental impact.</p> <p>The QNP has specific policies to improve the design of development within as well as outside the Quinton Conservation Area (Policies QP2 (E1) and QP3 (E2) on design considerations both in and beyond the Conservation Area). Therefore the plan should have a positive impact on the conservation and enhancement of the historic environment and the areas heritage assets.</p> <p>There are also specific policies - QP9 (NE2) to protect trees and hedgerows, protect green spaces – QP8 (NE1) and retain Community Facilities - QP6 (CF1).</p> <p>The designations of Local Green Spaces which will have a positive effect environmentally and help protect the rural character of Quinton.</p>
	<p>2 (g) the effects on areas or landscapes which have a recognised national, community or international protection status</p>	<p>N</p> <p>There are no such designations within the Neighbourhood area or close enough to be impacted.</p>

5. FINAL Screening Outcome - SEA Not Needed

- 5.1 The Modifications to the Quinton neighbourhood plan are limited to
- the settlement boundary policy now numbered QP1 and with some revision which has no substantive change in implications for SEA terms

- inclusion of the two Vale of Aylesbury Local Plan site allocations QUA001 and QUA014-16 that have already been SEA screened and a Sustainability Appraisal was carried out to meet SEA requirements for the VALP in 2017. The VALP is expected to be adopted in September 2021.
- A policies map which includes other committed sites with planning permission and the HS2 diversion of Station Road
- Renumbering of existing policies in the originally made neighbourhood plan

- 5.2 The modifications plan intends to contain policies to restrict housing to within the existing Quainton village and also to ensure harm to the wider environment is avoided. Local Green Spaces will be designated for their special value and will have protection against other non conforming uses. There will be wider plan policies including on environmental protection and areas such as harm from increased traffic. The policies in the adopted local plan will also apply.
- 5.3 This screening opinion can be revisited once if the plan changes in any significant extent as it moves through the later stages towards being made. When taken together (as is required by law) with relevant policies from the Local Plan policy and national planning policy, it is considered that the plan currently intended currently would NOT be likely to give rise to significant environmental effects.
- 5.4 Therefore a Strategic Environmental Assessment (SEA) is NOT needed.
- 5.5 The consultation response from Natural England concurs with this view.

Appendix 1 – Statutory Consultation Responses to the Draft SEA and HRA Screening

A 28 day consultation period with Natural England, the Environment Agency and Historic England took place 16 August 2021 to 13 September 2021. This was subsequently extended to 28 September 2021.

RESPONSES WILL APPEAR HERE

- 1. Environment Agency – No response**
- 2. Historic England – No response**
- 3. Natural England**

Planning consultation: Quainton NP SEA Screening

Our ref: 368696

Thank you for your consultation on the above dated 22nd September 2021 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Based on the plan submitted, Natural England agree with the assessment that the Neighbourhood Plan does not require an SEA or HRA.

Should the proposal change, please consult us again.

If you have any queries relating to this advice, please contact me on the details below.

Yours sincerely,
Ellen

Ellen Satchwell
Sustainable Development Lead Adviser
Thames Solent Team | Natural England
07899902408

<https://www.gov.uk/natural-england>

APPENDIX 2 - THE MODIFICATIONS PROPOSED

1. Replacement of QNDP Policy H1 Housing Location of Development with Policy QP1

Quainton Settlement Boundary.

It is proposed to re-name and modify Policy H1 to:

Policy QP1: Quainton Settlement Boundary

(a) The Neighbourhood Plan designates a Quainton settlement boundary as shown by Figure 5 Settlement Boundary Map within which proposals for development will be supported where they respect the character of the immediate locality; contribute to local distinctiveness; and maintain appropriate amenity of adjacent dwellings.

(b) Apart from the special circumstances set out in paragraph 79 of the NPPF there is a presumption against development of new homes outside the settlement boundary.

2. Re-wording of QNDP policies and renamed

<i>New Policy name</i>	<i>Former Policy name</i>
QP2 Design in the Conservation Area and its setting	E1
QP3 Design beyond the Conservation Areas	E2
QP4 Housing Mix	H2
QP5 Business Enterprise and Local Employment	LE1
QP6 Community Facilities	CF1
QP7 Parking and Traffic	T1, T2
QP8 Local Green Spaces	NE1
QP9 Green Infrastructure and Biodiversity	NE2

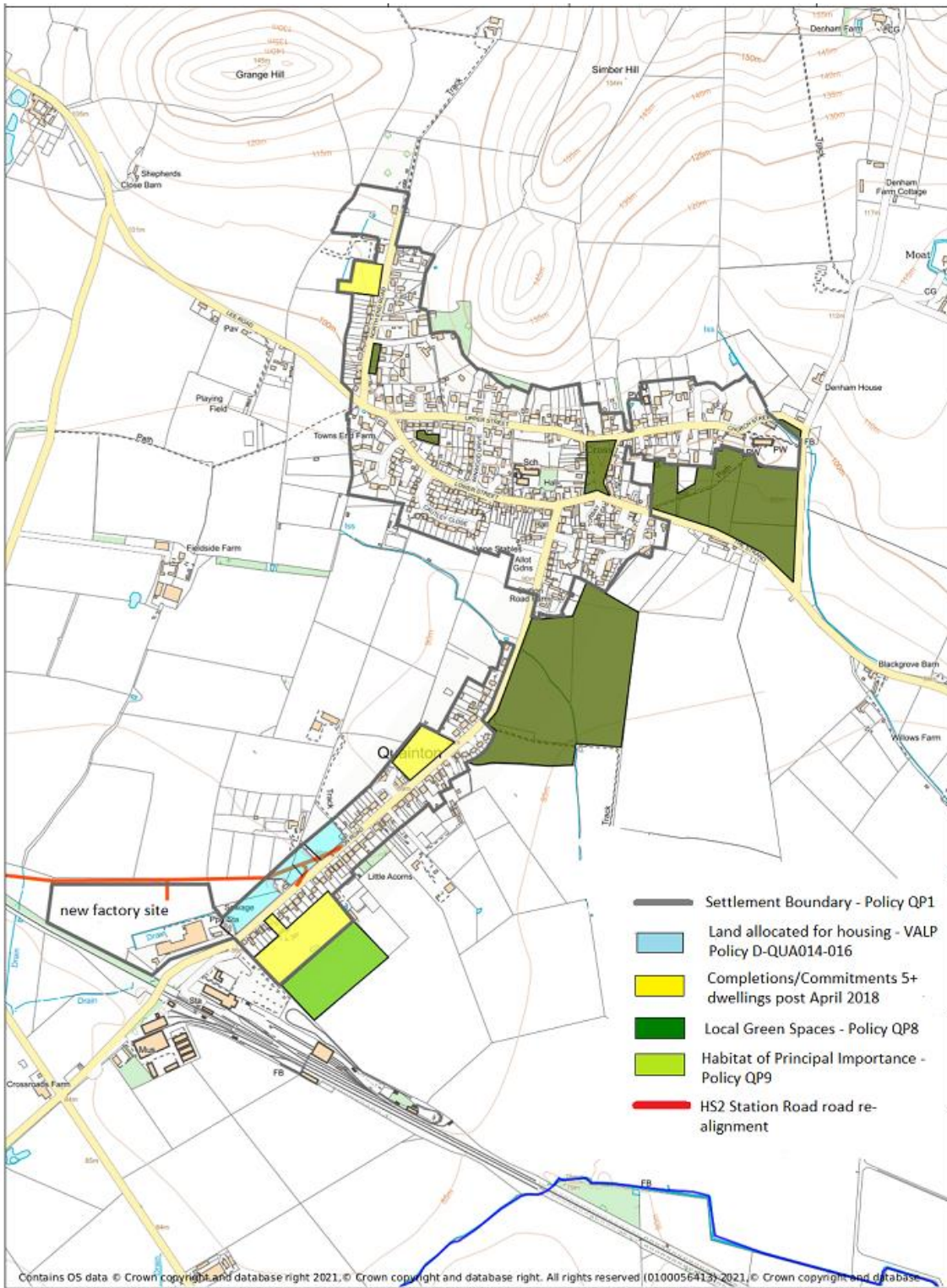
The Modification Proposal Schedule details the re-wording and re-naming of the policies in the made QNDP which in the main is a 'housekeeping' exercise to revise the wording of the policies but not the extent the objective of any policy is fundamentally changed.

At this time some of the modified policies may be superseded by the Proposed to be Modified (2019) VALP policies as there may be some duplication. However, until such time VALP Main Modifications are agreed and VALP is adopted, it is the parish council's view all the policies remain relevant and in general conformity to both the VALP and the saved policies in the Aylesbury Vale District Local Plan.

3. Inclusion of the Policies Map (overleaf)

The made QNDP did not have a Policies Map and one is included in the modified QNP (see figure reproduced).

The map provides a visual representation of those areas in the Quainton settlement impacted by QNP and VALP policies.



4. 151 Station Road and Land to the rear of 151 Station Road

This site is adjacent to the Buckinghamshire Railway Centre and is shown as a commitment on the above plan at the southern end of Station Road. The site was subject to appeal which was subsequently allowed in May 2019.

A boundary was specified by the appellant and was put forward to be a distinct boundary to comply with QNDP Policy H1. The AVDC Landscape Officer disputed this and contended

the boundary was an artificial one and a disassociation of existing hedgerows plus a significant alteration to the setting of the pond. This argument was rejected by the inspector who went on to state in the appeal decision:

*'the boundary would align with the established hedgerow pattern to the north and be **parallel** to the existing field boundary'.⁵*

Therefore, the parish council contend the inspector has set the boundary to the development site as behind the pond not the existing field boundary.

However, for clarity and to be consistent with the Policies Maps in the Proposed to be Modified (2019) VALP, the rear meadow is shown as a HPI (Habitat of Principal Importance) buffer area as shown below and in the new QNP Policies Map.

