

QUAINTON NEIGHBOURHOOD PLAN 2013 - 2033

CONSULTATION STATEMENT

Proposed Modification to the Quainton Neighbourhood Development Plan



July 2021

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1. Introduction

Quainton Parish Council proposes to modify the made Quainton Neighbourhood Development Plan (QNDP). This Consultation Statement accompanies the submission of the amended documents that together form the modified Quainton Neighbourhood Plan (QNP) presented as the Submission Modified Document.

It is considered that this is a material modification, one which the parish council believes is not so significant or substantial as to change the nature of the plan. It is more in the nature of a material update, albeit one which does not affect the nature of the made QNDP and which can be made without a referendum but in accordance with the 2012 Regulations amended by the Neighbourhood Planning (General) and development Management Procedure (Amendment) Regulations 2017/1243.

Regulation 15 of the 2012 Regulations requires:

“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”.

This Statement serves this purpose and notes the following additional requirements in the PPG:

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

In accordance with the requirements of the PPG as stated above, this document is therefore setting out the consultations undertaken during the process of preparing the Submission Modification Document.

2. The Consultations

The Parish Council established a Quainton Neighbourhood Plan Steering Group to review the made Quainton Neighbourhood Development Plan in the light of a key planning appeal decision in May 2019.

Its main task was to review Policy H1 – Housing and what changes would be needed to the settlement boundary description and interpretation. This also presented an opportunity to examine changing the made QNDP from non-site specific to site specific and to update the Plan policies in general in the light of planning decisions since 2016.

The Steering Group have actively engaged with the Parish Council, Buckinghamshire Council and the former Aylesbury Vale District Council to facilitate a modified QNP to be presented to the parish council.

An announcement was made in October 2019 in Quainton News that the Plan would be modified and a consultation would be put in place in due course. The Steering group continued to draft a modified Plan and presented updated versions to the parish council to keep them apprised of progress and what direction it was taking.

By February 2020, preparation to commence a consultation were in the final stages but the coronavirus pandemic put a halt to any further progress to have public gatherings or meetings to explain the proposed changes to the made Plan.

The Parish Council finally published the draft Modification Proposal Statement and a Pre-submission version of the Neighbourhood Plan for consultation in December 2020 in line with Regulation 14 of the 2012 Regulations (as amended). In view of ongoing social distancing restrictions, it was decided to extend the statutory minimum six week consultation period to 9 weeks to allow more time during the Christmas period and the Covid-19 social distancing restrictions.

The statutory consultation period ran from Friday 18th November 2020 and ended on Friday 19th February 2021.

All the draft documents – the Modification Proposal, the Modification Proposal Statement and a Pre-Submission version of the modified Neighbourhood Plan – were posted on the Parish Council's website and printed copies were available from the parish clerk.

An email was circulated via the village electronic Quainton Alert email system to all parishioners who signed up to this service. A poster was placed on the village notice boards (The Green, Village Store and parish Facebook page). An announcement was made in the parish magazine Quainton News.

To ensure as much public awareness as possible, every household, business and landowner within the Quainton Neighbourhood Area received a consultation letter. 570 letters were sent of which 561 were delivered by hand.

Four Zoom conference calls during the consultation period were offered to invite comments and questions and three residents

attended the sessions.

A reminder Quainton Alert email and a Facebook post was sent a week before the close of the consultation.

See **Appendix 1** for copies of all announcement emails and consultation documents.

The 2012 Regulations require that certain stakeholders, including the following, should be consulted:

- Residents
- Community organisations
- Elected representatives
- Businesses
- Landowners
- Developers
- Active players in voluntary the sector
- Government Organisations e.g. Environment Agency, Natural England, English Heritage
- Other stakeholders as required by the Neighbourhood Planning (General Regulations) 2012

In particular, the four landowners who offered land for housing development north of Station Road received personal letters to advise the consultation details and Zoom conference calls were held with two landowners.

A total of 59 organisations and persons were written to (post and email). The number of responses received are summarised below with details in **Appendix 4**.

Responses received	In favour	No comment/no objection	Issues/recommendations requiring a PC response
36	15	7	14 of which:
			Statutory bodies 8
			Parishioners 6

The responses were reviewed by the NP steering group and the accepted changes recommended are contained in **Section 3**.

3. Summary of Key Changes made in the Pre Submission Consultation Document as a result of the Regulation 14 Consultation

Set out in the schedule below are the proposed material modifications to the made Neighbourhood Plan alongside the original text. These modifications can be seen in the Submission Modified Document version of the Quinton Neighbourhood Plan that is published separately for further consultation. In the final submission version of the Modified Plan, the Parish Council may also make non-material modifications (for example, to the Foreword, Acknowledgements and non-essential supporting text from the made Plan) to bring the new document fully up to date. It is not necessary for such modifications to be included in this schedule.

Change Ref.	Pre-Submission Consultation Document		Submission Modification Document: changes	
CR1	Title Page	Pre-Submission Consultation Document December 2020	Title Page	Change to: Submission Modification Document Published by Quinton Parish Council for examination under the Neighbourhood Planning (General) Regulations 2012 and the Environmental Assessment of Plans & Programmes Regulations 2004
CR2	Contents Page 2		Contents Page 2	Add section 5.2 The Modified Quinton Neighbourhood Plan Consultation

CR3	Page 7 3.1 Parish and Village Profile	<p>Delete 3rd para:</p> <p>Much of the village is contained within a Conservation Area and Tree Preservation Orders are in place on some important trees. From an environmental aspect, notable tree species have been identified along the northern boundary of the village and in the southern part of Station Road leading up to and including the Railway Centre.</p>	Page 7	<p>Replace para with para 3.1.3:</p> <p>Much of the village is contained within a Conservation Area and Tree Preservation Orders are in place on some important trees. From an environmental aspect, notable tree species, such as the English Oak and to a lesser degree, Black Poplars, have been identified along the northern boundary to the Blackgrove crossroads and to the southern part of Station Road leading up to and including the Railway Centre where oaks are in abundance. A steering group, with input from residents, are undertaking a tree and wildlife survey of the parish to record their local provenance. The results will be documented and provided to the Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC).</p>
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	Pre-Submission Consultation Document		Submission Modification Document: changes	
CR4	Page 12 3.4 Quainton Conservation Area	2nd para (now 3.5.2)	Page 12	Delete from para 3.5.2: such as the church of Holy Cross and St Mary
CR5	Page 12 3.5 Green Infrastructure	Delete first para: There are many mature trees that help provide a green landscape for the local environment. Many are protected by the Conservation Area provisions or Tree Preservation Orders. The parish council wishes to see trees and hedgerows retained and for further trees and hedgerows to be planted to maintain the village for future generations. They will seek a volunteer tree expert to help assess the major trees in the village. The Quainton Village Society is planning to replace some of the large decaying trees along Blackgrove Road just before the easterly entrance to the village. This is a welcome initiative.	Page 12	Replace with: 3.5.3 There are many mature trees of local provenance that help provide a green landscape for the local environment. Many are protected by the Conservation Area provisions or Tree Preservation Orders. Many decaying trees are important habitats for saprophilic beetles, including some rare and protected species. They are also an important to bats and birds. 3.5.4 The parish council wishes to see trees and hedgerows retained and protected in line with the Hedgerow Regulations 1997, and for further trees and hedgerows to be planted to maintain the village for future generations. 3.5.5 They will seek an accredited tree expert to help assess the major trees in the village and seek advice from respected bodies such as the Berks, Bucks and Oxford Wildlife Trust.

CR6	Last para Page 13	<p>Delete section:</p> <p>There are important meadows south of the church protecting much valued views and a wildlife garden adjacent to the church. All of these are designated Local Green Spaces.</p>	Page 13	<p>Replace with para 3.5.9:</p> <p>Non-statutory sites exist at Blackgrove Meadows Biological Notification Site, Stonehill Lane Local Wildlife Site and a part of Quainton is in the Buckinghamshire Opportunity Area (Bernwood). Furthermore, there are priority habitats found within Quainton such as traditional orchards and lowland mixed deciduous woodlands. An Area of Attractive Landscape covers a great deal of the north west part of the Quainton parish (se Figure4).</p>
CR7	Page 15 4.2 The Vale of Aylesbury Local Plan (VALP)	<p>Delete paras:</p> <p>The former Aylesbury Vale District Council submitted the VALP to the Planning Inspectorate in February 2018 and the inspector published his interim findings in August 2018. These were consolidated with the Inspector's Discussion Document D5 (December 2018) and the Inspector's Reply to AVDC's response to Discussion Document D5 (March 2019). The Final modifications were submitted to the inspector for consideration following the modifications consultation completed in December 2019.</p> <p>The new Buckinghamshire Council intend to adopt the Modified (2019) VALP in 2020 subject to the inspector's final report.</p> <p>The VALP will set the spatial and growth strategy for the District over the plan period 2013 to 2033 and will contain development management policies to replace those saved</p>	4.2 Page 15	<p>Replace with:</p> <p>4.2.1The proposed VALP was published for consultation between November and December 2017. It was subsequently submitted to the Secretary of State on 28 February 2018 and underwent independent examination.</p> <p>4.2.2 Further modifications were required and consulted on between December 2020 and February 2021. Buckinghamshire Council adopted the VALP on 15th September 2021 as a Development Plan document.</p> <p>4.2.3 The VALP sets the spatial and growth strategy for the District over the plan period 2013 to 2033 and contains development management policies to replace those saved from the AVDLP. The most relevant strategic policies of the VALP to the parish are:</p>

		from the AVDLP. The most relevant strategic policies of the VC1ALP Submission version are		
CR8	Page 15	Delete bullet C1: Building Characteristics	Page 15	Replace with bullet C1: Conversion of rural buildings.
CR9	Page 15	Delete bullet H1: Affordable Housing – requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site	Page 15	Replace with bullet H1: Affordable Housing – requiring all housing schemes of 11 or more homes or sites of 0.3ha or more to deliver at least 25% affordable homes on site except where a neighbourhood plan sets out a different provision.
CR10	Page 15	Delete bullet NE1: Protected Sites – managing development schemes to avoid harm to biodiversity	Page 15	Replace with bullet NE1: Biodiversity and Geodiversity – managing development schemes to avoid harm to biodiversity value and seeking a net gain in biodiversity.
CR11	Page 15	Delete NE4	Page 15	Change of policy number from NE5 to NE4


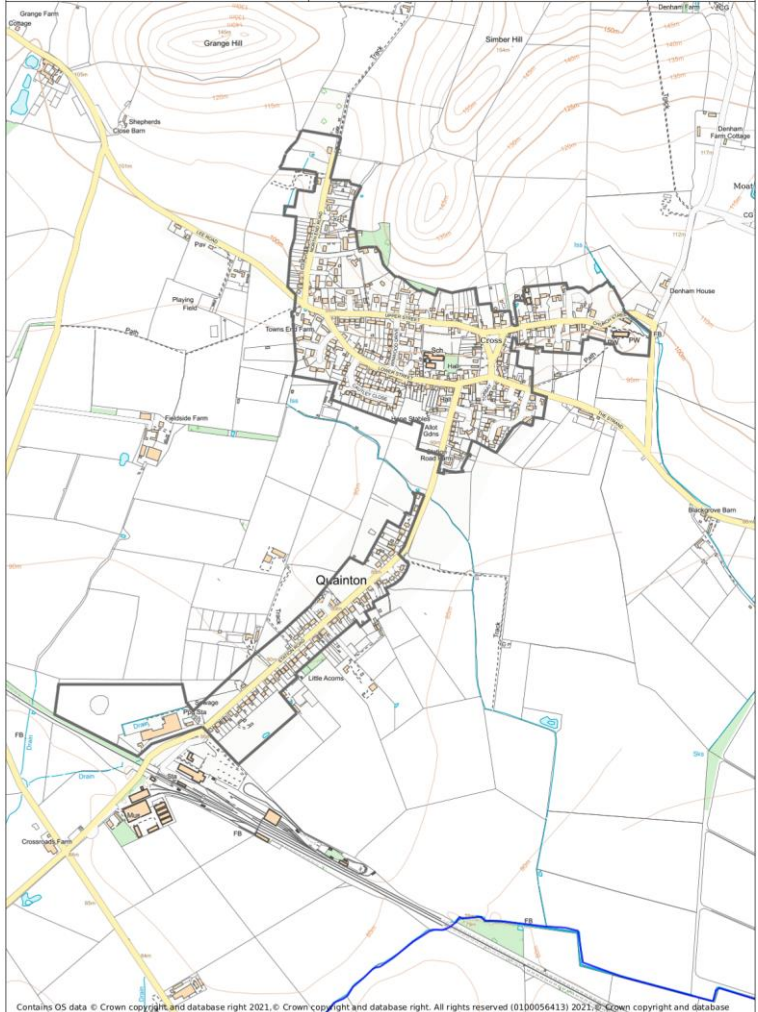
CR12	Page 15	Delete bullet NE9: Trees, Hedgerows and Woodlands	Page 15	Replace with bullet NE8: Hedgerows and Woodlands- the impact of development on trees and hedgerows and requiring a hedgerow buffer for the benefit of wildlife
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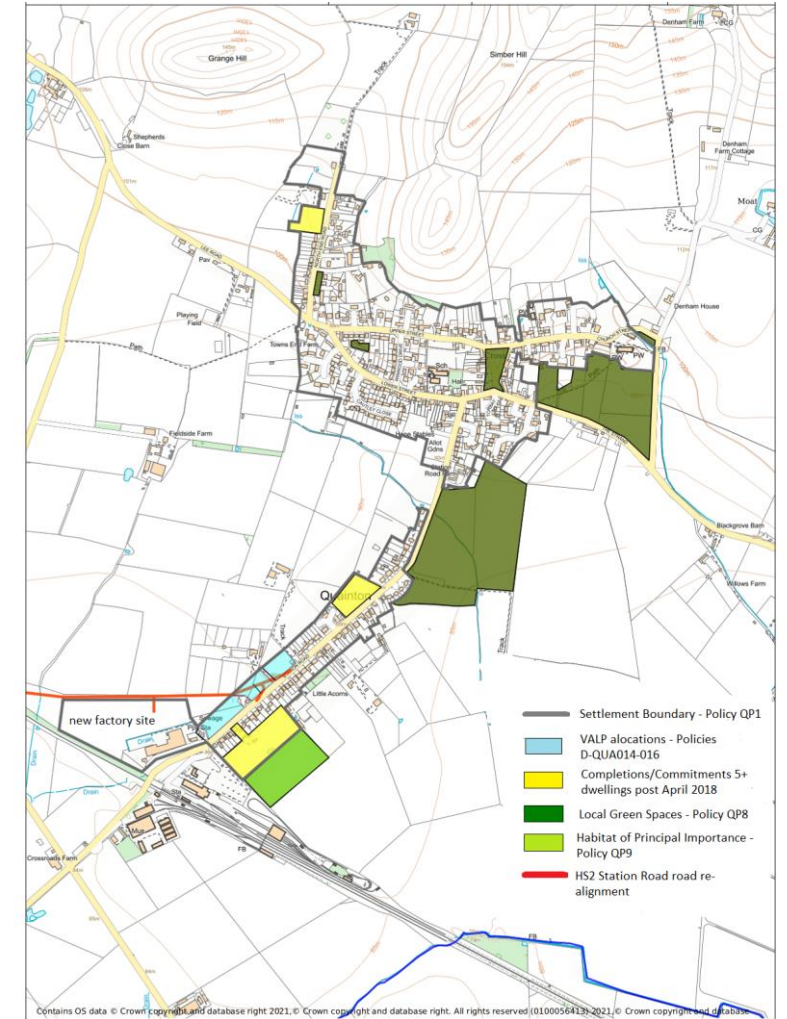
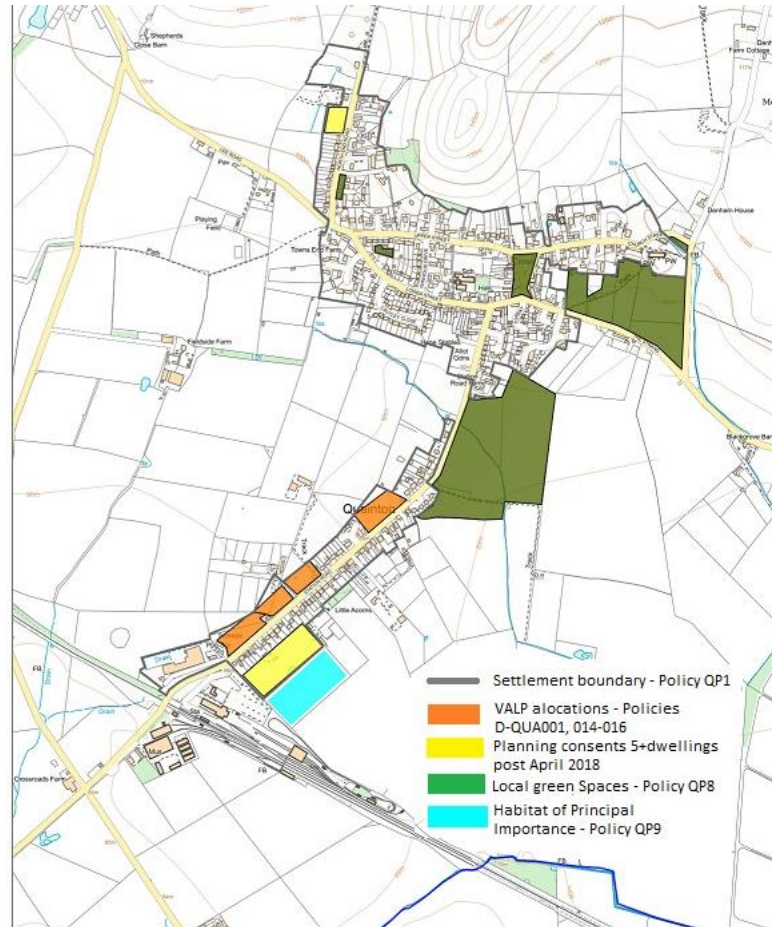
	Pre-Submission Consultation Document		Submission Modification Document: changes	
CR13	Page 16 4.3 Recent Planning Issues		Page 16	<p>Insert new para 4.3.2:</p> <p>The HS2 road re-alignment impacts on land north of Station Road allocated for development (see policies Map). The parish council and Buckinghamshire Council both agree the HS2 works are not such to jeopardise the overall figures for Quainton in the Vale of Aylesbury Local Plan (VALP), provided sufficient 'safeguarding' land during construction is released on completion.</p>
CR14	Page 16	<p>Delete 2nd sentence 4th para:</p> <p>The new unit tips the balance towards the light industrial element of what is a mixed agricultural, residential and commercial site that sits in an Area of Attractive Landscape.</p>	Page 16	Now para 4.3.5

CR15	Page 16 4.4 Housing Allocations and Commitments	Delete section: The QNP has been prepared for review at a time when the VALP village allocations and the spatial strategy will not fundamentally change regarding housing growth in villages and it is assumed that the VALP inspector is satisfied no modifications are necessary. Quainton is classified as one of 19 'Medium Villages' in the settlement hierarchy, and the Submitted VALP set a housing target of 58 new homes being its contribution to deliver 1,095 homes over the 20 year period from April 2013 to March 2033. This figure includes completions and commitments. The QNP contains policies and allocations to more than meet its identified housing requirement, and the following table provides the up to date housing contribution from Quainton: VALP allocation table delete: Completion/Commitments -21 Allocated Sites (see Note 1) – 37 Total - 58 Delete Notes: 1. VALP allocated sites QUA001 (13 homes) and QUA014-016 (24 homes).	4.4 Page 16	Insert new paras 4.4.1 The QNP allocates land for development to support VALP expected housing growth in villages. 4.4.2 Quainton is classified as one of 19 'Medium Villages' in the settlement hierarchy, and the VALP sets a housing allocation for them of 1,423 homes over the 20 year period from April 2013 to March 2033. This figure includes completions and 4.4.3 Quainton has 108 new homes being its contribution and the QNP contains policies and allocations to meet its identified housing requirement as shown below (VALP site QUA001 for 13 dwellings is included in the Completions/Commitment figure). VALP allocation table insert: Total Housing Development – 108 Completion/Commitments -84 Allocation – 24 Insert Notes: 1. VALP allocated sites QUA014-016 will deliver between 16 and 24 homes (see Figure 6 Policies Map).
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		<p>2. QUA001 (13 homes) has planning consent and will be part of Quainton's Completions/Commitments figure once a review of housing supply figures is conducted post VALP adoption.</p> <p>3. Due to new Completions/Commitments after April 2018 (refer to 4.3 Recent Planning Issues), there is significant housing growth expected within the parish beyond that originally planned for by the former AVDC and the parish council</p>		<p>2. New infill sites and known commitments will deliver between 6 and 12 homes.</p> <p>3. Quainton's Total Housing Development figure is the 5th highest in the VALP settlement hierarchy.</p>
CR16	Page 18		Page 18	<p>Insert new page and section on Community Engagement on Planning Issues:</p> <p>5.2 The Modified Quainton Neighbourhood Plan Consultation</p>

CR17	Page 20 6.4 Affordable Housing	<p>Delete last 3 para:</p> <p>The parish council would seriously consider a new Rural Exception Scheme site which will provide homes for local families in perpetuity should a suitable site be put forward.</p> <p>In addition, the Vale of Aylesbury Housing Trust (VAHT) manages 38 dwellings within the village which residents living locally may apply for via the Bucks Home Choice scheme. The parish council continues to lobby that extra weight should be given to those applicants with a strong local connection when VAHT assess an applicant's need to live locally.</p> <p>Planning consent for up to 40 dwellings at 151 and land to the rear of 151 Station Road will provide up to 12 affordable homes for rent or shared ownership</p>	6.4 Page 20	<p>Replace with paras:</p> <p>6.4.2 The parish council would seriously consider a new Rural Exception Scheme site which offered affordable homes for local residents and families in perpetuity should a suitable site be put forward.</p> <p>6.4.3 In addition, Housing Associations manage over 40 rented and shared ownership dwellings within the village hose allocation is managed via the Bucks Home Choice points scheme.</p> <p>6.4.4 Planning consent for up to 40 dwellings at 151 and land to the rear of 151 Station Road will provide up to 12 affordable homes for rent and shared ownership.</p>
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<p>CR18</p>	<p>Page 24 Figure 5</p>	<p>Delete New Settlement Boundary Map</p> 	<p>Page 24 Replace with New Settlement Boundary Map</p>  <p>Contains OS data © Crown copyright and database right 2021. © Crown copyright and database right. All rights reserved (0100056413) 2021. © Crown copyright and database</p>
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CR20	Page23 Policy QP1	<p>Delete first bullet:</p> <p>The VALP site allocations. Together, these allocations will deliver up to 37 homes and will therefore have the potential to make a positive contribution to meeting the objectively assessed housing need for the Buckinghamshire area in the plan period.</p> <p>Delete third bullet:</p> <p>An alteration to the previous settlement boundary at North End Nurseries (north of the village) to allow for suitable small scale housing with adequate off road parking. (see Figure 6 Policies Map)</p> <p>Delete para:</p> <p>During the community engagement process, it was clear back garden land development would not be acceptable regarding building in depth or behind existing frontages.</p> <p>Delete sentence:</p> <p>Development outside the settlement boundary (particularly behind houses fronting Station Road) would be in conflict with the settlement pattern.</p>	Page 23	<p>Insert new bullet:</p> <p>The VALP site allocations. Together, these allocations will deliver up to 24homes and will therefore have the potential to make a positive contribution to meeting the objectively assessed housing need for the Buckinghamshire area in the plan period.</p> <p>Insert sentence para 5:</p> <p>Housing Development outside the settlement boundary (particularly behind houses fronting Station Road) would be in conflict with the settlement pattern.</p>
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CR21	Page 28 Policy QP5	<p>Delete para (d)</p> <p>Business development proposals in the open countryside outside the settlement boundary will be supported where they assist the sustainable growth and expansion of an existing business or enterprise either through conversion of existing buildings and well-designed new buildings provided they respect the character of the countryside and avoid the loss of valued agricultural land.</p> <p>Delete para (f)</p> <p>All business development will be required to provide adequate on-site parking and manoeuvring space, minimise impact of pollution, including light pollution and noise pollution, avoid severe highway impacts and not unacceptably affect the amenities of nearby residents.</p>	Page 28	<p>Insert new para (d)</p> <p>Business development proposals in the open countryside outside the settlement boundary will be supported where they assist the sustainable growth and expansion of an existing business or enterprise either through conversion of existing buildings and well-designed new buildings provided they respect the character of the countryside and avoid the loss of agricultural land of local value or high quality.</p> <p>Insert new para (f)</p> <p>All types of business development will be required to provide adequate on-site parking and manoeuvring space, minimise impact of pollution, including light and noise pollution, avoid severe highway impacts and not unacceptably affect the amenities of nearby residents.</p>
CR22	Policy QP9 Page 33	<p>Delete Policy wording:</p> <p>Development proposals that demonstrate they will conserve or enhance the natural environment; achieve a net biodiversity gain or new green infrastructure; and respects the local distinctive landscape character will be supported.</p> <p>Proposals will be supported that:</p> <p>(a) Provide a full tree survey and arboriculture impact assessment to BS 5837 (as replaced) where trees within or adjacent to a site could be affected by development. The implementation of any protective measures it identifies will be secured by planning conditions.</p>	Page 33	<p>Insert Policy wording:</p> <p>Development proposals that demonstrate they will conserve or enhance the natural environment will be supported provided they:</p> <p>(a) Produce and deliver high quality landscaping schemes for all development comprising new dwellings or non-residential floor space which respect the local distinctive landscape character, achieve a net biodiversity gain such as enabling new native species habitat creation, or new green infrastructure.</p> <p>(b) Provide a full tree survey and arboriculture impact assessment to BS 5837 (as replaced) where trees of local provenance within or adjacent to a site</p>

		<p>(b) Produce and deliver high quality landscaping schemes for all development comprising new dwellings or non-residential floor space. It should also detail the retention or re-instatement of existing hedgerows when shielding the development fronting the highway.</p> <p>(c) Incorporate bird and bat boxes into new dwellings where bordering open space.</p> <p>(d) Retain existing hedgerows where at all possible and the hedgerows replaced if not mitigate and compensate for any loss of habitat and enhance wildlife value where possible.</p> <p>(e) Protect lowland meadows and other habitats particularly those classed by Defra and Natural England as Habitat of Principal Importance (HPI) and provide secure ongoing maintenance and supervision programmes.</p>		<p>could be affected by development. The implementation of any protective measures it identifies to be secured by planning conditions.</p> <p>(c) Incorporate bird and bat boxes into new dwellings where bordering open space.</p> <p>(d) Protect existing hedgerows where at all possible as per the Hedgerow Regulations 1997 particularly when shielding the development from the highway.</p> <p>(e) Mitigate and compensate for any loss of native species trees scrub or hedgerows and enhance wildlife value where possible.</p> <p>(f) Protect lowland meadows and priority habitats when part of an application site particularly those classed by Defra and Natural England as a Habitat of Principal Importance (HPI) and provide a professional ongoing maintenance and supervision programme.</p>
CR23	Page 33		Page 33	<p>Insert new para 2 after para 1:</p> <p>Development on or adjacent to identified SSSI and non-statutory sites in the Plan and priority habitats should be avoided.</p>

Appendix 1

Communications asking for comment on the modification to the QNDP

The following email was circulated via the Quainton Alert email system to all residents who are signed up to the service:

Regulation 14 Consultation - Quainton Neighbourhood Plan

From qnp-consultation@quainton.org.uk on 2020-12-17 16:50

From qnp-consultation@quainton.org.uk

To [Quainton Alert](#)

Date 2020-12-17 16:50

[All headers...](#)

[Details](#) [Plain text](#)

The Parish Council wishes to modify the Quainton Neighbourhood Development Plan (QNDP) made in 2016. A Modification Proposal Statement and Schedule have been prepared and this information has been used to present a Pre-Submission Quainton Neighbourhood Plan (QNP) for consultation. The Consultation runs from 18th December 2020 to 19th February 2021

Consultation documents

The following may be viewed online at www.quainton.org.uk/neighbourhood-plan-modification

QNP Pre-Submission Consultation Document - The draft modified Neighbourhood Plan

Quainton Modification Proposal Statement - Sets out the background and reasons for the modifications.

Quainton Modification Proposal Schedule - Sets out all the modifications proposed.

Help or Enquiries

If you would like a paper copy of any of the documents, or wish to ask a question, please email the QNP Steering Group at qnp-consultation@quainton.org.uk or telephone the parish clerk 01296 651354.

How to send your feedback / comments

Write to the parish council – 67 Station Road Quainton HP22 4BX

Complete the contact form on-line at www.quainton.org.uk/neighbourhood-plan-modification or email your response to qnp-consultation@quainton.org.uk

Issued by the Quainton NP Steering Group on behalf of Quainton Parish Council

www.quainton.org.uk

The following announcement appeared in the February 2021 edition of Quainton News:

Quainton Parish Council – Neighbourhood Plan Update

To those who live, work, or carry out business in the Quainton neighbourhood area:

Quainton Neighbourhood Plan - Regulation 14 Statutory Consultation

The Parish Council wishes to modify the Quainton Neighbourhood Development Plan (QNDP) made in 2016. A Modification Proposal Statement and Schedule have been prepared and this information has been used to present a Pre-Submission Quainton Neighbourhood Plan (QNP) for consultation. The Consultation runs from **18th Dec 2020 to 19th February 2021**

Consultation documents: The following may be viewed online at www.quainton.org.uk/neighbourhood-plan-modification

QNP Pre-Submission Consultation Document: The draft modified Neighbourhood Plan

Quainton Modification Proposal Statement: Sets out the reasons for the modifications being more in the nature of a material update, albeit one which does not affect the nature of the Plan and which can be made without a referendum

Quainton Modification Proposal Schedule: Sets out all the modifications proposed.

Help or Enquiries: If you would like a paper copy of any of the documents, or wish to ask a question, please email the QNP Steering Group at qnp-consultation@quainton.org.uk or telephone the parish clerk 01296 651354. If required, the parish council will conduct Zoom meetings during the consultation process to receive questions and comments about the proposed modifications.

How to send your feedback/comments: Write to the parish council: 67 Station Road Quainton HP22 4BX. Complete the contact form online at: www.quainton.org.uk/neighbourhood-plan-modification or email your response to: qnp-consultation@quainton.org.uk

Issued by the Quainton NP Steering Group on behalf of Quainton Parish Council
www.quainton.org.uk

The following poster was placed on village notice boards and appeared in the February 2021 edition of Quainton News (which is distributed to residents of Quainton at home) and the parish council Facebook page:



Quainton Neighbourhood Plan

Have Your Say!

Following discussions with the Local Planning Authority each household has received a consultation notice to comment on the modified Quainton Neighbourhood Plan.

We want you, the villagers, to send us your comments and suggestions before we submit the final version to Buckinghamshire Council.

More information, and how to comment is available on the village website: quainton.org.uk/neighbourhood-plan-modification or call 01296 651354

The Consultation Period ends Friday
19th February 2021



The following email was sent to all Statutory Consultees:

From: qnp-consultation@quainton.org.uk <qnp-consultation@quainton.org.uk>

Sent: 21 December 2020 13:39

To:

Subject: Regulation 14 Consultation - Quainton Neighbourhood Plan

Dear

The Parish Council wishes to modify the Quainton Neighbourhood Development Plan (QNDP) made in 2016.

We are contacting you as a statutory consultee.

A Modification Proposal Statement and Schedule have been prepared and this information has been used to present a Pre-Submission Quainton Neighbourhood Plan (QNP) for consultation. The Consultation runs until **19th February 2021**.

Consultation documents

The following may be viewed online at www.quainton.org.uk/neighbourhood-plan-modification

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Quainton Modification Proposal Schedule - Sets out all the modifications proposed.

Help or Enquiries

If you would like a paper copy of any of the documents, or wish to ask a question, please email the QNP Steering Group at qnp-consultation@quainton.org.uk or telephone the parish clerk 01296 651354.

How to send your feedback / comments

Write to the parish council – 67 Station Road Quainton HP22 4BX

Complete the contact form on-line at www.quainton.org.uk/neighbourhood-plan-modification or email your response to qnp-consultation@quainton.org.uk

Issued by the Quainton NP Steering Group on behalf of Quainton Parish Council

www.quainton.org.uk

Letter posted to all households, businesses and landowners in the Quainton Neighbourhood Area:

QUAINTON PARISH COUNCIL

Correspondence: 67 Station Road Quainton Aylesbury Bucks HP22 4BX

Tel: 01296 651354

15th December 2020

To those who live, work, or carry out business in the Quainton neighbourhood area.

Quainton Neighbourhood Plan - Regulation 14 Statutory Consultation

The Parish Council wishes to modify the Quainton Neighbourhood Development Plan (QNDP) made in 2016. A Modification Proposal Statement and Schedule have been prepared and this information has been used to present a Pre-Submission Quainton Neighbourhood Plan (QNP) for consultation. The Consultation runs from **18th December 2020 to 19th February 2021**

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Quainton Modification Proposal Schedule - Sets out all the modifications proposed.

If you would like a paper copy of any of the documents, please contact the parish clerk (01296 651354) or email the Quainton NP Steering Group at:

qnp-consultation@quainton.org.uk

Help or Enquiries

If you need help with the consultation or wish to ask a question, please email the QNP Steering Group at qnp-consultation@quainton.org.uk or telephone the parish clerk 01296 651354.


If required, the parish council will conduct Zoom meetings during the consultation process to receive questions and comments about the proposed modifications.

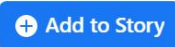
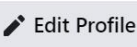

How to send your feedback / comments


Write to the parish council (see letter head address).


Complete the contact form on-line at www.quainton.org.uk/neighbourhood-plan-modification or email your response to qnp-consultation@quainton.org.uk


Facebook posts in support of the consultation



Quainton Parish Council








Lorna Barton



Sheila Christie



Jo Jo



Cameron Parrott



Sarah Janes


Sharon Noad


Michael Henderson


Hazel Wright


Hannah Burnham


Quainton Parish Council
 February 3 · 🌐

Consultation Zoom Calls

To answer questions on the proposed modifications to the Neighbourhood Plan, Quainton Parish Council is inviting residents to scheduled Zoom meetings with a choice of 3 dates.


Monday 8th February, 2021 07:00 PM


Tuesday 9th February, 2021 07:00 PM


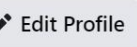

Wednesday 10th February, 2021 07:00 PM

The Zoom meeting details and how to connect by audio or video are available on the village website at:


<https://www.quainton.org.uk/consultation-zoom-calls>

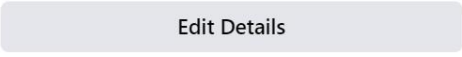


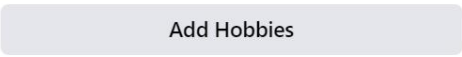

Quainton Parish Council

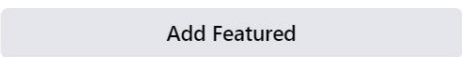




Intro



WWW.QUAINTON.ORG.UK








Photos
[See All Photos](#)




Quainton Parish Council
 February 12 · 🌐

There is one week left to comment on the modifications to the Quainton Neighbourhood Plan. The consultation ends Friday 19th February

Details are available at:

<https://www.quainton.org.uk/neighbourhood-plan-modification>

In summary, the modifications are:

1. Revisions to the settlement boundary to include land allocated for development and also to add those sites that already have planning consent.
2. A new housing Policy QP1 to replace Policy H1. This is designed to have a clear statement for development within the settlement boundary and continue to restrict inappropriate development in the open countryside.
3. A revision of the wording in most other policies after experience of using the existing plan since 2016. This is to keep the policies up to date.
4. An alteration to the settlement boundary at the Windmill to further protect this heritage asset.
5. The inclusion of a Policies Map to give a visual representation of where the NP policies are most relevant.

Appendix 2

List of Statutory Consultees – Regulation 14 Schedule 1 The Neighbourhood Planning (General) Regulations 2012

Consultee	Contact Name	Address	Email
a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Steve Bambrick Service Director Planning & Environment Buckinghamshire Council	The Gateway, Gatehouse Road, Aylesbury, HP19 8FF	Steve.Bambrick@buckinghamshire.gov.uk
	David Broadley Planning Manager (Forward Plans) Buckinghamshire Council		David.Broadley@buckinghamshire.gov.uk
	David Waker Neighbourhood Planning Buckinghamshire Council		David.Waker@buckinghamshire.gov.uk
	Strategic Planning Buckinghamshire Council		strat.planning@buckscc.gov.uk
	Other	Ecology	ecology.av@buckinghamshire.gov.uk
		Bucks Environmental Health & Licensing	envhealth.av@buckinghamshire.gov.uk
		BC Haddenham & Waddesdon Community Board	Elaine.Hassall@buckinghamshire.gov.uk
		Bucks Association of Local Councils	BALC@bucksalc.gov.uk
		Highways Development Management	highwaysdm.av@buckinghamshire.gov.uk
	Adjoining Parish Councils	Berryfields	clerk@berryfields.org

		East Claydon	parishclerk@theclaydons.org
		Grendon Underwood	clerk.gupc@outlook.com
		Hogshaw	canny.middlefarm@btinternet.com
		Middle Claydon	mcpcclerk@outlook.com
		North Marston	clerk@nmarston.org
		Oving	clerk@ovingpc.com
		Waddesdon	clerk@wpc.gov.uk
		Westcott	westcottparishcouncil@gmail.com
		Woodham	woodhampm@gmail.com
the Coal Authority		200 Lichfield Land, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG.	planningconsultation@coal.gov.uk
Homes England	Regulator of Social Housing	Fry Building 2 Marsham Street London SW1P 4DF	mail@homesandcommunities.co.uk
Environment Agency		Thames Sustainable Places Team Red Kite House, Howbery Park, Wallingford OX10 8BD	planning_THM@environment-agency.gov.uk
Natural England		Operations Delivery Consultation Team Hornbeam House Crewe Business Park Electra Way Crewe CW1 6GJ	consultations@naturalengland.org.uk

Historic England			londonplanningpolicy@historicengland.org.uk
(h) Network Rail Infrastructure Limited		Square One, 4 TravisStreet, Manchester, M1 2NY.	TownPlanningLNW@networkrail.co.uk
East West Rail Team			contact@eastwestrail.co.uk
The Highways Agency		Wing 1A, Federated House, London Road, DORKING, Surrey, RH4 1SZ.	planningse@highways.gov.uk
HS2 Ltd		<div>HS2 Helpdesk</div> <div>HS2 Safeguarding</div> <div>Town Planning</div> <div>EKFB</div> <div>Fusion</div>	HS2Enquiries@hs2.org.uk James.Fox@hs2.org.uk town.planning@hs2.org.uk Chris.James@ekfb.com Kim.Birtwistle@ekfb.com Simon.Griffiths@fusion-jv.com
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	Mobile Phone Operators Association	Mobile UK	info@mobileuk.org

(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority; (I) where it exercises functions in any part of the neighbourhood area—	BT BT Openreach		btcomms@info.bt.com cnscustomers@openreach.co.uk
(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006	Buckinghamshire NHS Primary Care Trust		bht.communications@nhs.net
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);	UK Power Networks Avison Young for National Grid		planning@ukpowernetworks.co.uk nationalgrid.uk@avisonyoung.com
(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c);	Cadent Gas Ltd		plantprotection@cadentgas.com
a sewerage undertaker; and a water undertaker;	Thames Water Property Services Agent	Hawker House, 5-6 Napier Court, Napier House Reading, Berkshire, RG1 8BW.	thameswaterplanningpolicy@savills.com

	Buckingham & River Ouzel Internal Drainage Board		planning@idbs.org.uk
	Anglian Water		developmentsservices@anglianwater.co.uk
(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Memorial Hall		quaintonmemorialhall@gmail.co.uk
	Quainton Windmill Society	Mr M Roberts	
	Quainton Village Society	Mr M Jacobs	
(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Holy Cross and St Mary's Church	Rev Steve Flashman	
	Baptist Chapel	Mr D Duffet	
(p) bodies which represent the interests of persons carrying on business in the neighbourhood area;	South East Local Enterprise Partnership		hello@southeastlep.com
	Bucks Thames Valley Local Enterprise Partnership	c/o The Clare Charity Centre Wycombe Road Saunderton Bucks HP14 4BF	info@buckstvalep.co.uk

	Buckinghamshire Business First	Saunderton Estate Wycombe Road Saunderton Buckinghamshire HP14 4BF	info@bbf.uk.com
Schools in Quainton		Quainton C of E School	office@quainton.bucks.sch.uk
Landowners, agents representing landowners and developers outside of the Quainton Neighbourhood Area	The Winwood Almshouses Trust		WinwoodAlmshouses@outlook.com
	Laxton Properties Ltd	Mr E Whetham	edwhetham@laxtonproperties.co.uk
	Vale of Aylesbury Housing Trust		CONTACT@VAHT.CO.UK
	Diocesan Trustees (Oxford) Ltd		caroline.dyer@oxford.anglican.org
	The Anstiss Trust	Mrs Andrea Wearn	
	Sherwill Drake Forbes	Mr J Paynter	jmp@sdforbes.com
	JPPC Ltd	Mr Simon Sharp	simon.sharp@jppc.co.uk

	Oakminster Homes Ltd	Mr P Healey	oakminsterhomesltd@gmail.com
	Brooks Building Design	Mr P Brooks	phil@pabrooks.co.uk
	West Star Land LLP	Mr S Westwell	1 Waters Edge Marlow Bridge Lane SL7 1RJ
	The Guinness Partnership		
	Avara Foods Ltd	The Hatchery Station Road	Allan.Black@avarafoods.co.uk
	Tuckwell Farming Contractors	Mr R Tuckwell	Salden Crabtree Farm Whaddon Road Lower Horwood MK17 0PR
	The Saye & Sele Foundation	Mr R Friedlander	c/o Messrs Parrot & Coales Solicitors 14 Bourbon Street Aylesbury HP20 2RS
	W Humphries Estate Agents		info@whumphries.co.uk
	Corpus Christi College Oxford		Corpus Christi College Merton Street Oxford, OX1 4JF
	Barwood Homes Ltd	Mr N Fox	Ned.Fox@barwoodhomes.co.uk

	School Lands Charity	Mr N Heirons	nheirons@gmail.com steve@steveflashman.com
	Messrs W Kerr & S Garrad		everittk@everittkerr.com
	Mr R Bird		
	Mr & Mrs H Kiernan		

Appendix 3

Summary of responses received from Statutory consultees and the Parish Council response:

	Respondent:	Summary of Comments:	Change Ref. in Section 3
1.	Sherwill Drake Forbes on behalf of Ladymead Farm	<p>4.3 Recent Planning Issues</p> <p>The pre-submission Document seems to predicate a number of it updates on a number of what could be referred to by the Parish Council as disappointing results however it is entirely inappropriate to do so.</p> <p>The decisions at both appeal and at local level will have been made against the relevant planning policy and in accordance with Paragraph 47 of the National Planning Policy Framework of 2020 (NPPF) planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The applications must have been granted in accordance with Planning Law and this review document is not the place to be airing the Parish Councils' frustration.</p> <p>We request that an amendment is made to entirely remove at least the third and fourth paragraphs from Section 4.3.</p> <p>Policy QP5: Business Enterprise and Local Employment</p> <p>Part (d) relates to business development proposals in the open countryside. It is clear that the majority of the NPPF text at paragraph 83 (a) has been relied on save for the important difference where the NPPF supports the growth and expansion of all types of business in rural areas. In contrast the QNP supports only an existing business or enterprise. Bearing in mind the NPPF reflects current thinking we request that an amendment is made to this QP5 (d) to bring it into line with the NPPF. Also, in relation to Part (d) it is unclear what is meant by [avoiding] the loss of valued agricultural land. The NPPF at footnote 53 on page 49 confirms that areas of poorer quality land should be preferred to those of a higher quality. It defines best and most versatile agricultural land as Land in grades 1,2 and 3a of the Agricultural Land Classification. We request that this Policy is amended to help clarify the Parish's position on this.</p> <p>In relation to Part (f) and in order to not preclude some types of development the Policy should be amended so that it acknowledges that where planning conditions can be used to mitigate</p>	

		<p>against development proposals they are an appropriate tool for making development acceptable. The supporting commentary to QP5 does not entirely reflect the Paragraph 109 of the NPPF. QP5 should be amended so it provides text confirming that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The drafting in the QNP does not give the clarity that an applicant may wish to see.</p> <p>Parish Council response:</p> <p>In regard to 4.3 Recent Planning Issues, this is a standard part of a Neighbourhood Plan to provide context particularly where a Plan is being updated.</p> <p>We disagree the parish council cannot set out a narrative on past planning applications. In the two cases cited, it is fact the parish council and local residents were opposed, and in the case of 151 Station Road the resultant consent is at the heart of the modifications being proposed.</p> <p>However, the following sentence will be removed from para 4:</p> <p><i>The new unit tips the balance towards the light industrial element of what is a mixed agricultural, residential and commercial site that sits in an Area of Attractive Landscape.</i></p> <p>Regarding Policy QP5, we will consider the changes you propose before we send all documents to Buckingham Council under Regulation 15, and hopefully there will be a further opportunity for you to make comments to the planning authority under Regulation 16.</p>	<p>CR14</p> <p>CR21</p>
2.	Buckinghamshire Council	<p>Neighbourhood plan document sections where comments have been made</p> <p>2.2 Neighbourhood Plan Making</p> <p>Paragraph 2.2 "and the former Vale of Aylesbury Local Plan (VALP)". Remove a 'the'. And why 'former VALP'?</p> <p>Section 3.1</p>	

Highlights “notable tree species have been identified along the northern boundary of the village and in the southern part of Station Road leading up to and including the Railway Centre”

No further information is provided on these trees, nor whether they are intended to receive special consideration within the plan or are requested for TPOs.

Parish Council response:

The text will be amended.

CR3

3.4 Quainton Conservation Area

Highlights “Trees and vegetation play a fundamental role in establishing the character of Quainton and reinforcing its visual connection to the surrounding rural landscape. This is particularly apparent at the fringes of the village where the definition between rural and built space is relatively seamless. Within the village, individual trees provide a focus to street scenes and help to break up contained spaces such as The Green. The organic forms of small groups of trees contrast with the hard outlines of built structures, contained space, channel views and provide foregrounds and backdrops to views of individual buildings”

Parish Council response:

Not clear what change is required but will remove text:

“such as the Church of Holy Cross and St Mary,”

CR4

3.5 Green Infrastructure

It is welcomed to see that there is acknowledgement of the importance of notable trees within Quainton.

It is recommended throughout the neighbourhood plan when referring to the plantation of trees, scrub or hedgerows it should be stated to be of ‘local provenance’ which entails the native species to be sourced locally and planted in appropriate areas.

Parish Council response:

Accepted

It is important to refer to the Hedgerow Regulations 1997, with regards to removal and protection of hedgerows.

Parish Council response: Accepted

CR5

It is to be known many decaying trees are important habitats for saprophilic beetles, including some rare and protected species. They are also an important to bats and birds.

Parish Council response:

Accepted. Above para will be included in para 3.5.3

CR5

It is welcomed to see that wildlife recording and surveying within the parish has been mentioned and been given acknowledgement of the importance of collecting wildlife information.

Buckinghamshire and Milton Keynes Environmental Record Centre welcomes all records from the public and wildlife recorders within the county.

Parish Council response:

Accepted. Reference to BMERC will be included.

CR3

There is mention within the Neighbourhood Plan of existing SSSI sites within parish the of Quainton, however there is no reference to any non-statutory sites (for example Blackgrove Meadows Biological Notification Site, Stonehill Lane Local Wildlife Site), nor is there mention Or the mention that part of Quainton is Buckinghamshire Opportunity Area (Bernwood). Furthermore, there are priority habitats found within Quainton such as traditional orchards, lowland mixed deciduous woodlands.

Therefore, it is recommended that Buckinghamshire and Milton Keynes Environmental Record Centre should be contacted to gain this data.

Parish Council response: Accepted.

CR6

We have a data search facility with BMERC

Development on or adjacent to these designated sites and priority habitats should be avoided.

Parish Council response:

Does this not venture into policy wording not the supporting text?

Highlights importance of trees within landscape and local environment. States wish for retention of existing trees and hedges along with new planting. Also states:

"The parish... will seek a volunteer tree expert to help assess the major trees in the village. The Quainton Village Society is planning to replace some of the large decaying trees along the Blackgrove Road, just before the easterly entrance to the village."

I would query the selection criteria for a tree expert, and raise concern regarding the decision to remove large trees in the apparent absence of an expert at present, particularly as large decaying trees can be of extremely high importance for wildlife – admittedly this is not necessarily a concern within a planning context, but it is mentioned within the plan so I have commented accordingly.

Parish Council response:

Noted. Will remove reference to volunteer tree expert and replace with expert tree advice from registered bodies such as Berks, Bucks and Oxford Wildlife Trust

CR5

4.2 The Vale of Aylesbury Local Plan (VALP)

Paragraph 4.2 "requiring all housing schemes of 11 or more homes to deliver at least 31% affordable homes on site" This has been updated to H1 - minimum of 25% affordable housing on schemes of 11 or more.

Parish Council response:

Noted and will be amended

CR9

This section on VALP can be updated as per the underlined and strike through text below.
The former Aylesbury Vale District Council submitted the VALP to the Planning Inspectorate in February 2018 and the inspector published his interim findings in August 2018. These were consolidated with the Inspector's Discussion Document D5 (December 2018) and the Inspector's Reply to AVDC's response to Discussion Document D5 (March 2019). The Final modifications were submitted to the inspector for consideration following the modifications consultation completed in December 2019. Further modifications have been required and these have been consulted on between December 2020 and February 2021. The Inspector has set out in his Discussion Document D8 he is minded to hold further hearings however of the vast majority of the Council's 2019 modifications he has stated he is happy with.

The new Buckinghamshire Council intend to adopt the Modified (2019) VALP in 2021 subject to the inspector's final report after the final hearings he is minded to hold.

Parish Council response:

Accepted this section to be amended now VALP is adopted.

This section can be edited to take account as per below of the 2020 Further Main Modifications and adoption will now be 2021 after further hearings. S3 Settlement Hierarchy & Cohesive Development – which identifies Quainton village as a 'medium village' in the hierarchy.

BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets

BE2 Design – establishing some generic design principles for new development C1 Building Characteristics Conversion of rural Buildings D-QUA001 – Land south west of 62 Station Road, Quainton

D -QUA0014-16 – land adjacent to Station Road, Quainton

H1 Affordable Housing – requiring all housing schemes of 11 or more homes or sites of 0.3ha or more to deliver at least 25% affordable homes on site except where a neighbourhood plan sets out a different provision.

H3 Rural workers dwellings

CR7

H4 Replacement dwellings in the countryside
I5 Water Resources
NE1 Biodiversity and Geodiversity Protected Sites – managing development schemes to avoid harm to biodiversity value and seeking a net gain in biodiversity
NE54 Landscape Character – requiring regard to designated landscapes like the Quainton – Wing Hills Area of Attractive Landscape, which covers a significant part of the parish.
NE98 Trees, Hedgerows and Woodlands – the impact of development on trees and hedgerows and requiring a hedgerow buffer for the benefit of wildlife

Parish Council response:
Accepted and to be amended

CR8,9,10,
11,12

4.4 Housing Allocations and Commitments

The VALP 2020 further main modifications figures are now:
Quainton Total development 2013-33 = 108 homes Commitments and completions = 84 homes
Allocations in VALP = 24 homes (The 13 homes on QUA001 are now counted as a commitment as it has planning permission)

CR15

Parish Council response: Noted and already raised in the parish council's VALP FMM consultation comments and will be amended.

6.4 Affordable Housing

Paragraph 6.4 "There has been provision of affordable homes in recent years with two Rural Exception Schemes with affordable housing for rent for people with a strong local connection totalling 11 dwellings. The parish council holds a register of interest so that names from the register may be put forward for first consideration when a property becomes available. "

There were also 4 shared ownership dwellings as well so a total of 15 affordable dwellings, 11 of which were rent and 4 shared ownership, all prioritised for people with a strong local connection.

Parish Council response:

It is our experience that the 4 shared ownership properties have never been offered under the Rural Exception Scheme. These homes are advertised on the open market. To be clarified with Bucks Home Choice.

In addition, the Vale of Aylesbury Housing Trust (VAHT) manages 38 dwellings within the village which residents living locally may apply for via the Bucks Home Choice scheme. The parish council continues to lobby that extra weight should be given to those applicants with a strong local connection when VAHT assess an applicant's need to live locally. Implies only local residents can apply so suggest 'which can be applied for via Bucks Home Choice with a percentage of lettings being offered to those with a local connection to this area of the vale (as detailed in the local lettings policy) '. Would also leave at 'should be given to those applicants with a strong local connection' as may not always be VAHT making the assessment (there are several partners in Bucks Home Choice)

Parish Council response:

We need to re-word, but it is our experience Bucks Home Choice give little consideration to a local connection (outside of the RES properties) and the decision to house is mainly based on greatest need, but the Plan is probably not the vehicle to vent our frustrations with this policy. New wording: In addition, housing associations manage 42 dwellings within the village which residents living locally may apply for via the Bucks Home Choice scheme.

Planning consent for up to 40 dwellings at 151 and land to the rear of 151

Station Road will provide up to 12 affordable homes for rent or shared ownership. [implies one tenure or the other - suggest for rent AND shared ownership]

Parish Council response: Accepted and to be amended

CR17

CR17

Policy QP1: Quainton Settlement Boundary

We know most of this is covered in QP5 and QP7 but I think QP1 specifically on the settlement boundary itself does need to set out the circumstances of some development that might come forward outside the settlement boundary - along the lines of

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

Parish Council response:

The comment above is contrary to advice given when Pre-Submission Plan Version 1 was submitted to then AVDC in October 2019 and it is the parish council's wish to keep the policy as shown. We prefer to only include references to QP5 and QP7 and Para 79 of the NPPF be included as an appendix (as per made plan).

Supporting text to QP1

We presume this is meant to refer to housing development? It refers to a type of development the plan is concerned with without saying what it is – backland housing? The plan already supports some business development in the countryside beyond the settlement boundary.

Development outside the settlement boundary (particularly behind houses fronting Station Road) would be in conflict with the settlement pattern. In addition, this form of development could adversely affect existing residents due to traffic between and alongside houses and the potential for overlooking private garden areas. The policy seeks to control this type of development to protect the amenity of residents and the adverse effect on the landscape and character of the village.

Parish Council response: Accepted.

CR17

CR18

To add at start of paragraph "Housing development"

CR20

QP9: Green Infrastructure and Biodiversity

The policy states "achieve a net biodiversity gain or new green infrastructure; and respects the local distinctive landscape character will be supported." All development is required to achieve biodiversity net gain. It is recommended to change the statement above to "achieve biodiversity net gain; green infrastructure; and respects the local distinctive landscape character will be supported."

Parish Council response:
Accepted

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"

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". Local Plan Policy 'NE1 Biodiversity and Geodiversity' of the emerging Vale of Aylesbury Local Plan 2013-2033 states that: "i. Planning conditions/obligations will be used to ensure net gains in biodiversity by helping to deliver the Buckinghamshire and Milton Keynes Biodiversity Action Plan

New wording provides additional clarity on previous policy wording (NE2), but does not make significant additions either to that policy, the relevant saved policy within AVLDP, or forthcoming policy within VALP. However, the wording does not entirely reflect the apparent importance placed on certain trees and arboricultural features as set out earlier in the document.

Parish Council response:

Not clear if what needs to be changed is to the wording of Policy QP9 itself or the supporting text. We suggest Policy QP9 be re-worded:

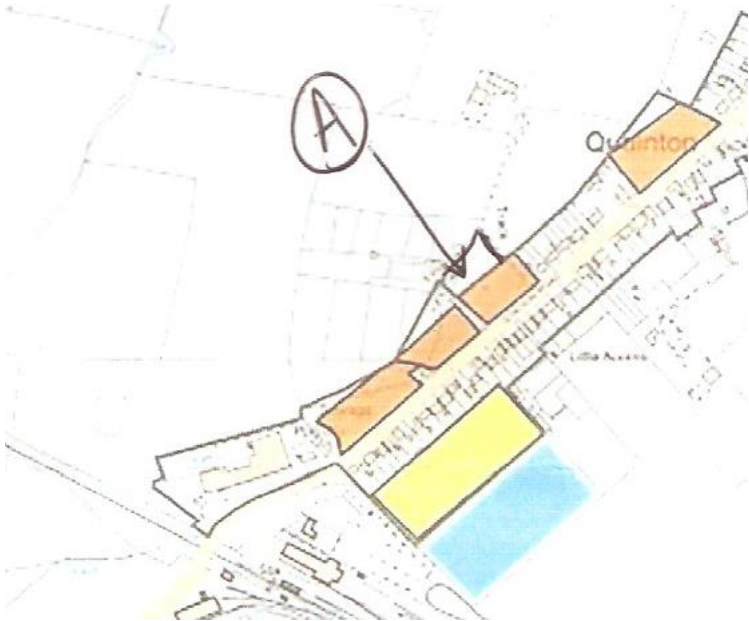
CR22

3. Mr & Mrs S Cowle
High Hedges
Land North of Station
Road

Thank you very much for your letter regarding the above. The documents are well presented and thought through. We welcome the points regarding housing mix, provision of off-road parking and preservation of green space and wildlife habitat within and adjoining the settlement boundary.

Our property interests are the above residence and the land (marked up with - - - border on the Figure 5 enclosed) with roadside frontage on Station Road adjacent to 110 Station Road down to the entrance to Melling Farm.

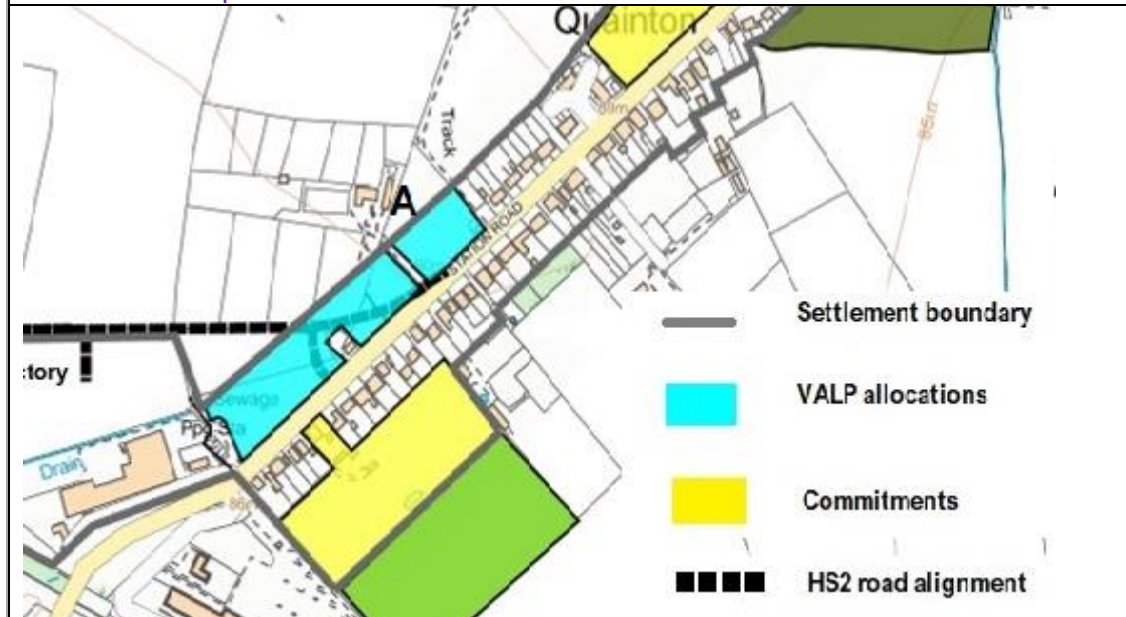
This roadside frontage has already been included in the VALP allocations I\with our agreement). We note that there are a few triangles created between the new settlement boundary and the VALP allocations and would suggest that the area bordered by a mature hedge and track adjacent to Melling Farm marked A on the enclosed Figure 6 map be included within the settlement boundary. Should you need anything further from us, please do not hesitate to contact us.



Parish Council response:

We have carefully considered all submissions particularly to amend the boundary on land north of Station Road, consulted with the planning authority Buckinghamshire Council, and subsequently produced a new policies map (part shown below).

NP Policies Map



There were two main reasons for deciding the settlement boundary as shown:

- The boundary and land parcels align with the Vale of Aylesbury Local Plan (VALP) in allocating land for development.
- The rear boundary aligns with the existing built settlement pattern (starting at 110 Station Road).

We considered the inclusion of your parcel of land marked as A but concluded it would be outside the

		<p>settlement pattern, and we had no real justification for its need to achieve the quantity of housing set out for Quainton in the VALP allocations.</p> <p>We have also considered the impact of the proposed route of the HS2 Station Road re-alignment and are confident there is sufficient land available for housing either along Station Road or set back from the highway within the settlement boundary. The final setting of any housing will be subject to formal planning permission.</p> <p>Again, we very much appreciate your feedback, and there will be a further opportunity to comment on the modified Neighbourhood Plan after it has undergone independent examination.</p>	
4.	Mr & Mrs I Corkett 135 Station Road	<p>Further to the information released regarding the revised settlement boundary of Quainton, It is our desire that the whole of our plot area to be included within the revised settlement boundary, given that we are still awaiting the resolution to an existing outstanding planning application.</p> <p>I look forward to receiving your confirmation of this email and your advice in relation that our plot has been included within the revised boundary.</p> <p>Parish Council response: The boundary behind your property remains unchanged and was set by referendum in 2016. We are only making alterations where we have to i.e. to take into account new housing developments with planning permission or where Buckinghamshire Council have allocated land for possible development in the future as shown in the draft Vale of Aylesbury Local Plan.</p> <p>Should your planning application be successful in advance of the modified Neighbourhood Plan being 'made' we would have to take this into account, but until such time your application is approved, we would not be minded to make any further changes at this stage.</p>	
5.	Mr Dennis and Michael Lewis Land at North End Road	<p><u>Tebby's Close North End Road.</u> This is an acre and a half paddock that forms no part of a larger holding. Our father Jack Lewis purchased the land in the 1960s with a view to building a family home that we could move into from our council house in North End Close. After subsequently purchasing 13 Townsend, the plan was dropped. At that time the paddock formed part of the estate of 67 Northend Road - Grange Leys (formerly The Three Quarrels) together with all the land now used as Northend</p>	

Nurseries. The remainder of the land belonging to Grange Leys including the paddock opposite Tebbys Close is currently in the settlement plan as is much of Northend Nurseries. The settlement plan omits TebbysClose, even though it is the last and only plot on this side of the public highway which finishes at Grange Leys.

Tebbys Close was an earlier settlement when the main access to the North of the village was by means of the designated footpath known as "The Old Lane". The enclosed map shows properties built along the Lane to the rear of the land that now fronts to Northend Road. On the Enclosure map of 1843 the plot contained Two cottages owned by Rev Young, Two Cottages owned by George Clark and a house and garden owned by Ellis Keen. These cottages have since disappeared although we do remember as children there were stone foundations at the rear, plus a brick built privy halfway down the plot. The Old Lane which runs to the rear of the plot is fenced and hedged on both sides so is an inviolable boundary to the countryside. This footpath could be upgraded for the benefit of the community. This lane forms a natural boundary to the AAL (areas of attractive landscape) although strangely, parts of the land at Grange Leys seem to be within the settlement boundary and the AAL, indicating perhaps some contradiction considering the exclusion of the AAL from most of the settlement plan.

Tebbys Close has now been jointly owned by us for several years. There are no current plans for Tebbys Close but it should be noted that we do wish to progress to a point where we do not have to continue to maintain a dormant asset. There is little or no potential to use the land for grazing or planting to provide any commercial return as the plot is too small and unconnected to surrounding farms. For this reason the plot has usually cost money to maintain over and above any rent received. If and when any viable return is sought, it would need to be something more intense, for example a small piggery or hen houses. There is potential for a small caravan site (affiliated with no permissionrequired) or a larger independent caravan site, or perhaps some kind of renewable energy plant, both of course requiring permission. We have however over the past few years received several unsolicited approaches by high profile developers who seek to use their expertise to gain planning permission for homes on the plot (most recently in December 2020)

There has also been at least one unconditional offer (many times the agricultural value) giving further evidence of the potential developers see in the plot. This would not be our preferred option as it leads to development for profit and not for benefit of the village, and it usually results in the humiliation of the planning authorities who do not have the financial and legal depth to

combat these professional bodies. This was most recently shown in Station Road and demonstrates the problems with local councils developing plans intended to help and protect the local community, but without sufficient legal resources.

If there were to be any development at Tebbys Close we would wish it to enhance the village in all the ways your Plan sets out especially QP2 and QP3 and to seek approval of neighbours beyond any legal requirement. For any non-professional application and dialogue to take place, this plot would, of course, have to be included in the settlement plan. If this were the case, we as owners of the plot would not need to look for maximum profit, as would be the case if matters were taken out of our hands with a contractor seeking high returns. These contracts usually take all control from the landowner, therefore neutralising any local sentiment.

Potentially for example, this plot could be developed to provide a continuation of the Victorian ribbon development but leaving sufficient break to no 66 Northend road that planners did not insist on when granting permission to build a house in place of the shed that in our youth belonged to Eunice Jones who occupied the end terrace. No one at that time (before the Town & Country Planning Act) could have conceived that it was appropriate to squash a house into that small space, but modern planning permitted this, leaving no perimeter to the adjacent plot of Tebbys Close thereby encouraging the present owner to cut down our hedge to improve light and views, (which could well be an offence against a protected hedgerow)

We have so far not taken issue with this damage, but make the point to illustrate bad planning policy. If the plot were to be developed there is ample room for parking and amenity space to the rear, plus the opportunity to link the existing enclosed footpath (Old Lane) across our plot to Northend Road, rather than as at present, into a private field by the old reservoir with no popular route across it. We therefore respectfully request the re-instatement of Tebbys Close within the official settlement boundary of Quainton.

LGS6 13 Townsend Quainton.

This is our father's garden. He has not previously made any comment regarding this 'green space' as he is not interested in local politics at the age of 97. We feel that the allocation of his garden as a 'green space' is without reason or public interest. It is a private garden with no public access or view. To repeat, there are no public views except from the air. The only people who can look into the garden are the owners (from upstairs only) of the houses in Upper Street that have been built in the 1970s alongside the garden boundary in the paddock (remaining from the old Taylors Close - map 1843), the garden of the bungalow next to this row and the garden of

the Parish Council Chairman that runs along the bottom of the 'green space' who presumably has registered his interest in this matter.

Further impact on the private garden has been allowed by the permission being given to build in the Swan and Castle car park. The privacy of the garden has been affected by development allowed by councils since our Father bought the house. We have not yet looked into this, but feel sure that a legal challenge to this 'green space' would be simple. This appears to be an assault on the private use and enjoyment of a garden that seems to benefit no one, except perhaps neighbours who overlook it. If the right of existing neighbours to have a view is paramount, then perhaps the Swan and Castle development can be stopped, as this will impact the views to Waddesdon Manor for all upstairs residents of Upper Street adjacent to the garden.

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Further impact on the private garden has been allowed by the permission being given to build in the Swan and Castle car park. The privacy of the garden has been affected by development allowed by councils since our Father bought the house. We have not yet looked into this, but feel sure that a legal challenge to this 'green space' would be simple. This appears to be an assault on the private use and enjoyment of a garden that seems to benefit no one, except perhaps neighbours who overlook it. If the right of existing neighbours to have a view is paramount, then perhaps the Swan and Castle development can be stopped, as this will impact the views to Waddesdon Manor for all upstairs residents of Upper Street adjacent to the garden.

We respectfully ask the Parish Council to consider removing this erroneous 'green space' from the revised Plan. If you are unable to do this, could we commence further enquiries by obtaining the full details of the scoring system used to allocate 'green spaces' for all the designated sites in

the village?

Conclusion

We ask that the Parish Council circulate a copy of these papers (4 sheets) to each Parish Council member and minute that this has been done when considering these changes. 10 copies have been provided to facilitate this. If required, we are both able to attend any meeting necessary,(if given a prior period of notice)

Parish Council response:

Tebby's Close – North End Road

The Quainton Neighbourhood Development Plan (QNDP) shows the site outside of the settlement boundary which along with all QNDP policies was consulted on, ratified by public referendum and subsequently "made" in October 2016. The settlement boundary is now being amended for specific reasons and it was not our intention to undertake a "root and branch" review of the current boundary in the QNDP.

Changes are proposed where:

- i. New housing has received planning consent since the made Plan in 2016.
- ii. Land has been allocated for development by Buckinghamshire Council in the emerging Vale of Aylesbury Local Plan (VALP).
- iii. A heritage asset will be further protected.

Regarding ii, this goes back to the former Aylesbury Vale District Council's (AVDC) call for sites in 2015 to be assessed by them as to their suitability to contribute to the Aylesbury Vale housing land supply for housing and economic development.

Tebby's Close was included in the Aylesbury Vale Draft Housing and Economic Development Land Availability Assessment Report (HELAA) which went through several versions in 2016 until the final draft in January 2017. It is the outcomes in this document that heavily influenced the setting of the settlement boundary in the made QNDP.

		<p>Tebby's Close (Ref. QUA007) was assessed in the HELAA by then AVDC as unsuitable and along with other Quainton sites was not included in the emerging VALP as an allocation towards the Quainton contribution to the total housing supply target.</p> <p>It is our position to keep the settlement boundary intact apart from the required changes proposed, to as much as possible maintain the overriding principle of the QNDP to protect the natural environment and rural character of the Quainton Neighbourhood Area.</p> <p>However, this does not prevent you from making a planning application for example for a change of use. The planning authority now Buckinghamshire Council (not the parish council) will determine any proposals put forward taking account of local and national planning policies.</p> <p>LGS6 – Townsend</p> <p>The Local Green Spaces policy will be renamed from NE1 to QP8 but we are not making any other modifications or amendments to the policy wording or designated green space allocations which form part of the current QNDP.</p> <p>The identification of all green spaces followed a detailed consultation which resulted in the publication of the Local Green Space Report. We refer you to pages 9 and 14 of the report which sets out the selection rationale and scoring methodology for LGS6.</p> <p>The report may be found at: https://www.aylesburyvaledc.gov.uk/quainton-neighbourhood-plan</p>	
6.	Diocesan Trustees (Oxford) Ltd	<p>I assume that you are writing about the land owned by the trustees of the Quainton Anstiss Bequest Trust. I also assume that you were writing to Diocesan Trustees (Oxford) Ltd because it is the registered owner of this land.</p> <p>If this is the case then it might be helpful if I explained the property ownership. The Quainton Anstiss Bequest Trust land is charitable ecclesiastical property whose beneficial</p>	

		<p>owners are the Churchwardens of Quainton and the Archdeacon of Buckingham. However under ecclesiastical law [The Incumbent & Churchwardens (Trusts) Measure 1964], they cannot hold title to property. All property must be held in trust by the Diocesan Authority which for the Diocese of Oxford (a region of the Church of England) is Diocesan Trustees (Oxford) Ltd. This is why the Land Registry Title is in the name of Diocesan Trustees (Oxford) Ltd.</p> <p>Under the same ecclesiastical law, the managing trustees have the power to manage and make all initial decisions about their property. Therefore it is appropriate for you to write to and contact them as necessary. In this instance I have forwarded your e-mail message for their consideration but for all future contact you should write to the managing trustees at the church building.</p>	
7.	East West Rail Team	EWR Co does not have any comments to make on the Regulation 14 Consultation - Quainton Neighbourhood Plan.	
8.	HS2 Town Planning	<p>HS2 Reference: HS2-BCL-PE-008</p> <p>Dear Sir/Madam,</p> <p>Thank you for the update on this matter, I confirm that HS2 Ltd have no objections.</p>	
9.	Highways Development Management Buckinghamshire County Council	<p>Dear Sirs,</p> <p>Following an assessment of the modifications to the QNDP I do not believe there will be a material change from a Highways perspective. As such the Highways Authority raises no objections to the modifications.</p>	

10.	Avison Young for National Grid Electricity Transmission plc (NGET)	<p>Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid’s electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	
11.	Natural England	<p>Natural England does not consider that the proposed modifications to the Quainton Neighbourhood Plan pose any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p>	
12.	Quainton Village Society	<p>Quainton Village Society (QVS) supports, endorses and urges acceptance and adoption of the December 2020 Modification Proposal to the made Quainton Neighbourhood Development Plan 2015-2033 (NB QVS has a membership of 180)</p> <p>Martin Jacobs - Chairman QVS</p>	
13.	Oakminster Homes Ltd	<p>We are the owners of the parcel of land at Station Road Farm, off Station Road in Quainton. There exists an existing Planning Permission to build a single dwelling on the land which is due to be developed shortly (Planning Ref: 17/02691/APP).</p> <p>The area of land in question is not currently included in the new settlement boundary map. I would propose that this area of land should be included within the settlement boundary as it has had planning permission for a dwelling to be built on it for a number of years now and I would consider it to be very much in the settlement of Quainton.</p> <p>Due to the effect of the Coronavirus Pandemic on the Planning and Construction Sector, the Government has extended the time limits for the implementation of Planning Consents which were due to lapse between 19th August 2020 and 31st December 2020</p>	

		<p>and are extended to 1st May 2021. This happens automatically with no requirements to obtain additional approval.</p> <p>Parish Council response:</p> <p>On the basis the application site qualified for the automatic extension of time for planning permissions to 1 May 2021 under the Business and Planning Act 2020, the settlement boundary near to the site will remain as shown in the made Quainton Neighbourhood Development Plan at this point in time (April 2021).</p>	CR18
14.	C. Chapman Melling Farm Land North of Station Road	<p>Comment: With regard to the amendment to the settlement boundary at the bottom of Station Road, I would not wish to see development to the rear of the road frontage paddock at Melling Farm along the route of the proposed realigned Station Road, as I believe this would lead to landowners appealing to be able to build along the whole length of the new realigned road in the future. Unfortunately, this proposed new alignment is not shown here.</p> <p>Parish Council response:</p> <p>We have carefully considered all submissions particularly to amend the boundary on land north of Station Road, consulted with the planning authority Buckinghamshire Council, and subsequently produced a new policies map.</p> <p>There were two main reasons for deciding the settlement boundary:</p> <ul style="list-style-type: none"> • The boundary and land parcels align with the Vale of Aylesbury Local Plan (VALP) in allocating land for development. 	

		<ul style="list-style-type: none"> • The rear boundary aligns with the existing built settlement pattern (starting at 110 Station Road). <p>We have also considered the impact of the proposed route of the HS2 Station Road re-alignment and are confident there is sufficient land available for housing either along Station Road or set back from the highway within the settlement boundary. The final setting of any housing will be subject to formal planning permission.</p> <p>The majority of the road re-alignment remains outside of settlement boundary and would restrict housing development in the open countryside where the road runs to link with Snake Lane (Fidlers Field).</p>	
15.	H. Kiernan Land North of Station Road	<p>Thank you for updating me on the proposed updates to the QNPC, I own land on the North side of Station Road. HS2 have temporary taken part of our land to construct the new road into the village and create a new access into the old station road and railway centre. This new layout isn't shown on your proposed plans which makes me question the line of your proposed settlement boundary which at the moment splits our land in two.</p> <p>Parish Council response:</p> <p>We have carefully considered all submissions particularly to amend the boundary on land north of Station Road, consulted with the planning authority Buckinghamshire Council, and subsequently produced a new policies map.</p> <p>There were two main reasons for deciding the settlement boundary:</p> <ul style="list-style-type: none"> • The boundary and land parcels align with the Vale of Aylesbury Local Plan (VALP) in allocating land for development. • The rear boundary aligns with the existing built settlement pattern (starting at 110 Station Road). 	

		<p>We have also considered the impact of the proposed route of the HS2 Station Road re-alignment and are confident there is sufficient land available for housing either along Station Road or set back from the highway within the settlement boundary. The final setting of any housing will be subject to formal planning permission.</p> <p>The majority of the road re-alignment remains outside of settlement boundary, and would restrict housing development in the open countryside where the road runs to link with Snake Lane (Fidlers Field).</p>	
16.	Environment Agency	<p>Plan Thank you for consulting the Environment Agency on the Neighbourhood Plan for Quainton Neighbourhood Plan.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.</p> <p>Flood Risk</p> <p>Parts of the neighbourhood plan area lies within Flood Zones 2 and 3. We are pleased to see that the proposed site allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1. However if there is any development proposed within Flood Zones 2 or 3 then the sequential test will need to be applied and if required an exception test. The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA). The proposed development may also require a flood risk assessment.</p> <p>The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites and sustainable drainage measures can complement other objectives such as enhancing green spaces.</p> <p>Main rivers</p>	

The Denham Brook, River Ray, Doddershall Brook, Tetchwick Brook and Muxwell Brook run within the neighbourhood plan area. Any development proposed within 10 metres of a watercourse needs to be compliant with the emerging Aylesbury Vale Local Plan Policy NE3 River and Stream Corridors. End 2

Water quality

Developments within or adjacent to watercourses should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan.

Further information

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:
http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/LIT_6524_7da381.pdf

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us. Please quote our reference number in any future correspondence.

Appendix 4

Summary of responses received from Parishioners with Parish Council response where appropriate.

Support	S	Object	O	Query	Q
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No.	Date comment received	S / O / Q
1.	16th Dec 2020	S
	Comment: I agree with all modifications made by Quainton Parish Council to the Neighbourhood Plan 2021	
2.	16th Dec 2020	S
	Comment: I agree with all modifications made by Quainton Parish Council to the Neighbourhood Plan 2021	
3.	17th Dec 2020	Q
	<p>We would like to thank the Quainton NP Steering Group for their considerable efforts in updating the Quainton Neighbourhood Plan.</p> <p>However, having reviewed the proposed changes, there is one thing that we would like you to amend within the modified plan. In order to appreciate our request, we would first like to provide you with some relevant background information.</p> <p>Following the purchase of Cross Farmhouse (12 The Green) in 2004, the small paddock north of the garden ceased to be used for grazing cattle. In 2005, the paddock fence on the south side was removed and the ground landscaped. We then extended our garden northwards, with the land now used for growing vegetables, playing sport, beehives and a bonfire. It is also the area we allow the fireworks to be launched on Bonfire Night.</p> <p>The grass is mown regularly and the hedges are cut annually. Fifteen years having elapsed, this land is now deemed to be part of our garden and within the curtilage of our dwelling. In effect, we have copied the land use of the properties to the West, whose gardens all extend up to the Mill Hill field fence.</p> <p>We would therefore request that the Settlement Boundary Map be amended to reflect the current situation, rather than the historic one. By moving the settlement boundary to where our garden adjoins Mill Hill, it will then align with our neighbours' gardens, as well as the same boundary as the 2015 Conservation Area.</p>	

We should apologise for not having raised this matter during the consultation period of the previous neighbourhood plan, which was an oversight on our part.

Parish Council response:

The purpose of the consultation was to receive comments on the modifications as set out, however, we wish to provide the following information regarding the issue you raised.

The Quainton Neighbourhood Development Plan (QNDP) shows the former paddock outside of the settlement boundary which along with all QNDP policies was consulted on, ratified by public referendum and subsequently "made" in October 2016. The settlement boundary is now being amended for specific reasons and it was not our intention to undertake a "root and branch" review of the current boundary in the QNDP.

Changes are proposed where:

1. New housing has received planning consent since the made Plan in 2016.
2. Land has been allocated for development by Buckinghamshire Council in the emerging Vale of Aylesbury Local Plan (VALP).
3. A heritage asset will be further protected.

We consider extending the boundary to align with the gardens to the west of your property is not a necessary change at this point in time.

It is our position the settlement boundary apart from the changes proposed, remain intact to as much as possible maintain the overriding principle of the QNDP to protect the natural environment and rural character of the Quainton Neighbourhood Area.

We welcome the current use of the land for domestic purposes, and you or perhaps others in the future retain the right to make a planning application to develop or change the use of the area. The planning authority now Buckinghamshire Council (not the parish council) would determine any proposals put forward taking account of local and national planning policies.

4.	22nd Dec 2020	S/Q
	<p>I accept the modifications to the Quainton neighbourhood plan.</p> <p>QP1 Settlement boundary - I support this and accept the changes to site specific p.24 Settlement Boundary - One point in the settlement boundary - it appears to go through our garage; there is a garage and small vegetable plot behind it that I would like included in the settlement boundary.</p> <p>QP2 Design in the Conservation Area and its setting I support this policy in that it seeks to enhance and conserve the two parts of the Conservation Area</p> <p>QP3 Design beyond the Conservation Area I support this policy. There are many attractive features outside the Conservation Area</p> <p>QP7 I strongly support the QP7 parking policy encouraging potential new builds to have adequate parking spaces off the road and that garages should not count towards total parking space requirement. Too many garages are either converted into living space or used for storage. Quainton needs parked vehicles off the road.</p> <p>Parish Council response:</p> <p>We will amend the settlement boundary to include the area highlighted as this was a map design error and not a material change to the made neighbourhood plan settlement boundary.</p>	

5.	23 Dec 2020	Q
6.	31st Dec 2020	S
	<p>I have looked on line at the suggested redrawing of some of the boundaries and they look very sensible, with protection of the windmill, and the eastern side of Station Road from further unfortunate development.</p> <p>Thank you for all the work that this sort of consultation involves.</p>	
7.	5th Jan 2021	S/Q
	<p>Hi All</p> <p>Please find my comments to Quainton Parish Plan and proposed modifications. These are just ideas and I support the Quainton Parish Plan modifications in their own right without these suggestions and comments.</p> <p>1. QP4 - Housing Mix. I understand we are promoting young families in Quainton by having both affordable and/or two bedroom houses. Could we consider houses for local people that have worked or lived in Quainton for 5-10 years as well. I understand we struggled to get the housing association to consult with us recently but should it be an aspiration and in the plan. I live opposite Seechfield and have seen local people use this as stepping stone to moving from home and into local housing.</p> <p>Parish Council response:</p> <p>We already have the Rural Exception Scheme which allocates certain properties when available for people with long family links to Quainton who register an interest managed by the parish council and Buckinghamshire Council.</p>	

<p>Outside of the RES, council housing is managed by Bucks Home Choice with a scoring system for housing eligibility, and the Plan does comment on the parish council's lobbying to give more priority to residents with local connections (p.20 section 6.4).</p> <p>2. QP1- Quainton Settlement Boundary - With the proposed development of 40 houses at 151 Station Road and 31 houses at the Strand should we propose that all future developments after 151 Station Road should be smaller than 20 houses, or phased over years to reduce the impact on the village. For instance 30 x 4 bedroom houses could upset the balance of the demographic of the village (e.g. single people, families, old age, affordable housing, etc). This edict would also make it more difficult for developers to propose big greenfield developments on the boundary of the village.</p> <p>Parish Council response:</p> <p>The new settlement boundary policy will determine where development may take place, and it is not envisaged large development will be permitted outside of that land allocated for development as shown on the NP Policies Map (p.25).</p> <p>QP1 is worded so it is unambiguous as to where development may take place.</p> <p>Note: the 31 house development at The Strand was refused and dismissed on appeal, with the current NP playing its part in that outcome.</p> <p>3. QP1- Quainton Settlement Boundary - With the growth of housing in Aylesbury Vale e.g. Berry fields and the like, should we propose a green space between us and neighbouring villages and developments so that we don't end up with a Milton Keynes conurbation and instead we keep the integrity of the village of Quainton.</p> <p>Parish Council response:</p> <p>This would have to be defined in the Local Plan i.e. the Vale of Aylesbury Local Plan (VALP) and not something the Neighbourhood Plan can impose. The Plan covers development solely within the</p>	
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Quainton Neighbourhood Area.

4. QP5 - Business Enterprise and Local Employment. - Can we encourage faster and faster broadband, with 100% coverage (e.g. fibre to the village in future or similar technology step change like 5G) and in general promote business people to work from home in Quainton. By doing this :

- a) We avoid road pollution by not driving to work, and encourage people to spend more time on local leisure activities from home (Cycling, Walking, Local Tennis)
- b) We increase the financial turnover of local businesses (e.g. Cafe, Post Office, Shop, Public House, other local businesses working together) and make them more sustainable rather than borderline
- c) We promote a vibrant local community using all our best amenities

Parish Council response:

This is an infrastructure and community well being issue. The local plan will define what developers need to install on development to support high speed broadband.

We consider we have a strong statement on sustainability in section 6.5.

5. QP5 - Business Enterprise and Local Employment. - With the county and government initiatives at Westcott Business Park, should we promote the development of industrial units away from Quainton and instead suggest they are sited at Westcott. Recently property change of use planning issues in Quainton have been escalated to the QPC. In these cases we found

- a) Noise from industrial machinery,
- b) Heavy transport movements,
- c) Light pollution

in Quainton have affected our local residents and we should aim to mitigate this in future. I agree with the current modification and suggest this might supplement it i.e. as follows

" 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 capacityand xxx "

Parish Council response:

We consider Policy QP5 covers this, and where businesses are allowed to locate is subject to both local and national planning policies.

6 Q7 - Parking and Traffic - Should we have an aspiration to limit vulnerable areas of the village to heavy goods vehicles given their close proximity of the properties to the road and the ever increasing effect of transport frequency and size in order to reduce the structural damage to property in places like the Strand. We could suggest limits like

- a) Weight
- b) Size
- c) Proximity to the road
- d) Vibration

This was apparent at the Strand when the equivalent of a 20T impact was felt as lorries crossed uneven tarmac and pot holes near the properties.

Parish Council response:

This is an infrastructure and traffic calming issue and not necessarily a neighbourhood planning matter. We consider QP5 (f) and QP7 mitigate against traffic impacts.

8.	31 Jan 2021	S/Q
	<p>Comment: I admit to my understanding being rather shaky, but concur with your modifications as per the schedule and map and pleased that the Windmill area has been addressed with the hope the area will remain untouched. I personally would thank everyone involved for their time, commitment and brains! to complete all this. We are all I suspect nervous to the fact that despite, all, it could be that areas not included for potential building, will still be overridden once the builders and planning department get involved. It is very disheartening for you and for us all. But good luck.</p> <p>Parish Council response:</p> <p>We regret the modification details are complex but hope the key issues were understandable.</p> <p>As you point out, we cannot guarantee there will be no further inappropriate development in the parish but the modified plan will go a long way to strengthen our policies against such threats.</p>	
9.	31 Jan 2021	S/Q
	<p>I have attempted to read the three documents linked to in the section on the QPC website. I think I understand what is being proposed and the reasons why. As a result, I have no objections to the modifications.</p> <p>I accept that such documents, and the regulations surrounding them, are complex and there is a lot to be done to ensure compliance. I do believe, however, that for engagement, a 'one page summary' may have been helpful, unless such a document is not permitted under the regulations. It was extremely difficult to identify what was actually being proposed, so verbose were the documents. It does make me wonder how many people in the village will actually bother to read the documents - a one page summary would have helped to draw them in. If it's allowable, maybe something for consideration with future modifications.</p> <p>Parish Council response:</p>	

	<p>We regret the modification details are complex but hope the key issues were understandable. There was a summary of the changes in the Conclusions section of the Modification Statement but we could have highlighted this better.</p> <ol style="list-style-type: none"> 1. A replacement of QNDP Policy H1 Housing Location of Development with Policy QP1 Quainton Settlement Boundary. 2. An amendment to the Settlement Boundary to include land allocated for development, to add new commitments which have planning consent and an alteration to safeguard a heritage asset. 3. A replacement of the other QNDP Policies with updated worded policies so they continue to be in general conformity with the current Local Plan and the Proposed to be Modified (2019) Vale of Aylesbury Local Plan. 4. The inclusion of a Policies Map. <p>We did have one eye on the audience for these changes i.e. developers and statutory bodies who pick up on any anomalies or loopholes in our arguments, so another reason why the proposals are very technically worded. Also, ideally, we would have held public sessions to explain what we want to achieve, but sadly current restrictions do not allow, and we made a conscious decision to modify the plan now and not wait any longer than necessary.</p> <p>To be frank, better to be accused of verbosity than leaving the parish exposed to further inappropriate development.</p>	
10.	11 Feb 2021	Q
	<p>Thank you so much for the Zoom on Tuesday and I am very grateful for the undivided attention I got! It was really helpful to better understand where things have got to.</p> <p>Thank you for all your hard work. My only reservation is that if I understood correctly we are putting forward 37 on top of the 40 at 151 Station Rd, which is higher than we'd originally put in for and I guess all down to tactics. If we've come in over, then I 'get' that we may be less likely to clobber us</p>	

<p>with any more.</p> <p>I just hope they don't say if it was that easy to find more, that there must be even opportunity and therefore we should go for slightly over the original figure less the 40 we hadn't anticipated. I worry that that there will be a load more houses down that road and no shops/area for kids to play etc. so it will create more traffic as no one seems to walk anywhere anymore.</p> <p>Only my 'pound's worth' and far less knowledgeable than all of you on these things.</p> <p>Parish Council response:</p> <p>Re housing numbers for Quainton, the good news is BC accepted our contention our net allocation going forward to 2033 is 24 homes which is covered in the land on Station Road identified for future development.</p> <p>Not so good is VALP has been updated to show all our new completions and consents from April 2018 to March 2020 which will include the 40 + 13 on Station Road so overall our current completions and consents are already counted, so we still end up with a net 24. However we are fairly relaxed about this due to the timescale to achieve.</p> <p>Two factors that could change the current situation:</p> <ol style="list-style-type: none"> 1. We still do not know the full extent of land HS2 will require or retain to build the new road and re-alignment on Station Road which may impact on the space for 24 homes on the allocated land. We will just have to wait and see. 2. Buckinghamshire Council are now embarking on their own Local Plan. We do not know yet if VALP is incorporated or superseded by the BC Plan, so we may go through the hoopla on allocations again in the next 5 years. <p>We believe we are in a good place to argue the Quainton numbers should not increase bearing in mind the contribution Quainton already has made to the required housing land supply compared to other</p>	
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	"medium" villages, and there will be no significant sites to consider once our new settlement boundary policy is in place.	
11.	13 Feb 2021	S
	<p>I wish to express my gratitude to those who have voluntarily given their time and expertise in order to modify this document so that, as far as is humanly possible, the plan conforms to the wishes of residents in ensuring that all future development is in keeping with their wishes.</p> <p>I particularly praise the steps taken to ensure that the whole community is aware of the proposals and has been given the widest scope to question and influence the plan's contents. Mindful that villages cannot stand unchanged forever the plan gives scope for growth in keeping with both local sensitivities and likely national demands.</p> <p>Overwhelmingly residents look to see that the rurality of our village is sustained while acknowledging that sympathetic additions and changes will, over time, be necessary. In balancing these varying demands, while seeking to conserve and expand our fauna and flora, the compilers have produced an excellent document which will serve the community well.</p>	
12.	13 Feb 2021	S
	Comment: I have read the revised NDP and would fully agree with those revisions that have been made.	
13.	13 Feb 2021	Q
	I see that the settlement boundary around the windmill has been moved to exclude the windmill. The reason given is that building should not take place out of the settlement boundary but I would have thought more protection would be given to a building within the boundary area. Can this please be explained? Is it because it is a private building, does it have listed status, is it a registered charity?	

	<p>Thanks.</p> <p>Parish Council response:</p> <p>As shown on pages 8 and 9 of the Modification Proposal Statement we propose the windmill and immediate area surrounding be placed outside of the settlement boundary in the "open countryside".</p> <p>Any proposed development in or around the windmill would be subject to policies laid out in the National Planning Policy Framework which sets specific conditions for development in the open countryside which we feel would afford additional protection to this heritage asset along with its listed status.</p> <p>The ownership is not a consideration, as the landowner and owner of the windmill may still apply for planning permission but as stated would have to satisfy both local and national planning policies in order to gain consent.</p>	
14.	14 Feb 2021	S
	Comment: I agree with the changes proposed by Quainton Parish Council	
15.	17 Feb 2021	S
	<p>Comment: I support the proposed modification of the Quainton Neighbourhood Plan. I believe the Parish Council go to great lengths to establish the views of local people and are best placed to work in the interests of local people.</p> <p>Quainton and its neighbours are witnessing unprecedented challenges in the form of unsympathetic development, HS2, threats to the environment and local infrastructure. These challenges are increasing exponentially. The Neighbourhood Plan is vital as it represents one of the few ways these issues can be examined and addressed.</p>	
16.	17 Feb 2021	S

	Comment: I would record my agreement with and full support for the proposed modifications (December 2020) to the made Quainton Neighbourhood Development Plan.	
17.	17 Feb 2021	S
	Comment: I full support the amendments to the Neighbourhood Plan for Quainton and would like to thank the councillors for their time and effort in putting this together.	
18.	18 Feb 2021	S
	Comment: I support the Neighbourhood Plan. It is particularly important by setting a settlement boundary that would prevent over development and maintain the open countryside round the village. At the same time it has been possible to protect the Windmill heritage asset by amending the settlement boundary here.	
19.	19 Feb 2021	Q
	<p>My comments were as follows:</p> <p>Re: Quainton modification proposal It was an observation that in number 4 paragraph 3 reference was made to the European Union. As we are no longer part of the union would this be relevant and therefore removed?</p> <p>Re: Modification proposal.</p> <p>In keeping with the inspectors views of accuracy of text regarding his decision regarding 51 Station Rd. would it be advisable to use the text mentioned in E2 (d) loss of privacy etc and use these terms in LE1 (f).</p> <p>Thank you for this opportunity to make comment.</p> <p>Parish Council response:</p>	

	<p>New UK based directives came into force when the UK left the EU on 29 March 2019 being 'Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018'.</p> <p>Moving forward, the government emphasised it is 'committed to maintaining the highest environmental standards after we leave the EU and will continue to uphold international obligations through multilateral environmental agreements'.</p> <p>For this reason, EIA and SEA will be 'business as usual' certainly for the foreseeable future.</p> <p>We will consider the wording for Policy QP5(f). We may have to temper loss of privacy during business hours against the overall benefit of the enterprise. May be able to add privacy into the policy rationale wording (p.29 of the Plan).</p>	
20.	23 Feb 2021	S
	Comment: I fully support the neighbourhood plan including the key green spaces identified.	