

Quinton Neighbourhood Plan

2015 - 2033

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Contents

Foreword	4
1 Policies of the Quanton Neighbourhood Plan (re-named)	6
1.1 Re-named Policies	6
2 Introduction and Background	6
2.1 Neighbourhood Plan Designation	6
2.2 Neighbourhood Plan Making	7
3 The Neighbourhood Area	7
3.1 Parish and Village Profile	7
3.2 A Brief History	8
3.3 Special Historic and Landscape Character	9
3.4 Quanton Conservation Area	10
3.5 Green Infrastructure	12
3.6 Community Facilities	14
4 Planning Policy Context	15
4.1 The Vale of Aylesbury Local Plan (VALP)	15
4.2 Recent Planning Issues	16
4.3 Housing Allocations and Commitments	16
5 Community Engagement on Planning Issues	17
5.1 The Made Neighbourhood Plan Consultation	17
5.2 The Modified Quanton Neighbourhood Plan Consultation	18
6 Development Management	19
6.1 Housing Growth	19
6.2 Housing Location	19
6.3 Types of Housing	19
6.4 Affordable Housing	20
6.5 Sustainable Development	20

7	Vision, Objectives and Monitoring	21
7.1	Vision for Quainton	21
7.2	Objectives	22
7.3	Monitoring and Review	22
8	Land Use Planning Policies	23
Policy QP1:	Quainton Settlement Boundary	23
Policy QP2:	Design in the Conservation Areas and its Setting	26
Policy QP3:	Design beyond the Conservation Areas	26
Policy QP4:	Housing Mix	28
Policy QP5:	Business Enterprise and Local Employment	28
Policy QP6:	Community Facilities	29
Policy QP7:	Parking Provision and Traffic	30
Policy QP8:	Local Green Spaces	31
Policy QP9:	Green Infrastructure and Biodiversity	33
9	Appendices	34
9.1	Contact Details	34
9.2	Acknowledgements	34
9.3	Abbreviations Used and Glossary	35

Table of Figures

Figure 1	Quainton Neighbourhood Plan Area	6
Figure 2	The Conservation Area Map	10
Figure 3	Map of areas where stone pathways or remnants of paths have been identified	11
Figure 4	Area of Attractive Landscape Map	13
Figure 5	Community Facilities Map	15
Figure 6	New Settlement Boundary Map	24
Figure 7	Policies Map	25
Figure 8	Key Views and Vistas Map	27
Figure 9	Local Green Spaces Map	32

Foreword

THE VILLAGE OF QUANTON is fortunate to have a beautiful environment and is one of the most attractive villages in the Vale of Aylesbury.

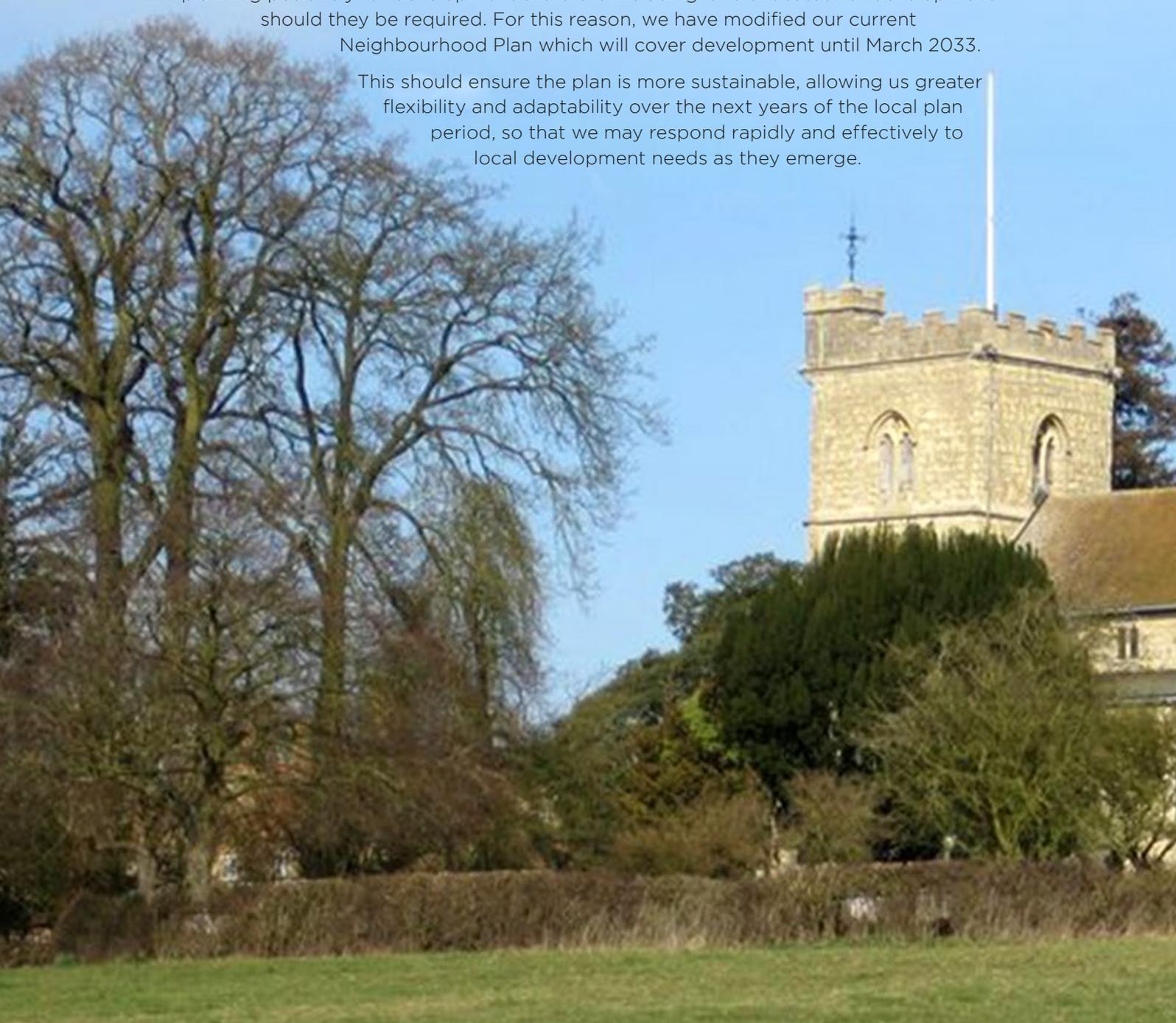
Reasonably close to the main town of Aylesbury, Quanton contains a pleasant blend of new and old buildings, many of which are 'listed'. The village is well known for its Windmill and its Medieval Church alongside the Winwood Almshouses which date back to the 17th century.

The introduction of the Localism Act 2011 gave us the power to create our own plans for future development within the village and the original Plan was 'made' in October 2016.

It has now come time for the parish council, working with its Steering Group, and in partnership/collaboration with Buckinghamshire Council to create a revised plan to be known as the Quanton Neighbourhood Plan (QNP) that will support the strategic aims of the Vale of Aylesbury Local Plan (VALP) and provide us with the flexibility to respond to the challenges facing our village.

The plan will show there are completed planning applications for new houses, and we are planning positively for development therefore including land allocated for development should they be required. For this reason, we have modified our current Neighbourhood Plan which will cover development until March 2033.

This should ensure the plan is more sustainable, allowing us greater flexibility and adaptability over the next years of the local plan period, so that we may respond rapidly and effectively to local development needs as they emerge.



Additionally, we remain, as we wish, a 'stand-alone' village. We have many areas of scenic beauty which we have endeavoured to protect. In that respect we are fortunate that a large part of the parish falls within a designated Area of Attractive Landscape and a Conservation Area; each must be fully respected.

Furthermore, the QNP designates areas of 'Local Green Space' that should remain undeveloped for future generations to enjoy. While the QNP details the number and location of future housing, we have tried to ensure that it also gives guidance for the provision of different types of housing. It includes a mix of more affordable homes for first time buyers and for residents wishing to downsize.

Consideration has been given to maintaining existing amenities, such as education, community and recreational facilities, which will support the expected housing growth as the existing population increases.

I would like to thank the Neighbourhood Plan Steering Group, who have worked diligently through the change process, and our community for their input and involvement during the creation of this updated plan.

Nicolette Smith, Chair
Quinton Parish Council



1 Policies of the Quainton Neighbourhood Plan

1.1 Re-named Policy References

New Policy		Former Policy No.
QP1	Quainton Settlement Boundary	H1,H2
QP2	Design in the Conservation Areas and its Setting	E1
QP3	Design beyond the Conservation Areas	E2
QP4	Housing Mix	H2
QP5	Business Enterprise and Local Employment	H2, LE1
QP6	Community Facilities	CF1
QP7	Parking and Traffic	T1, T2
QP8	Local Green Spaces	NE1
QP9	Green Infrastructure and Biodiversity	NE2

It is considered that although there are new policies and some re-wording of the former made plan policies which is a material modification, the parish council is of the view it is not so significant or substantial as to change the nature of the plan or conflict with the original vision and objectives.

2 Introduction and Background

2.1 Neighbourhood Plan Designation

Aylesbury Vale District Council (AVDC) formally designated Quainton parish as a 'Neighbourhood Area' on 25th September 2012. Quainton parish council is the designated body to produce the Neighbourhood Development Plan.

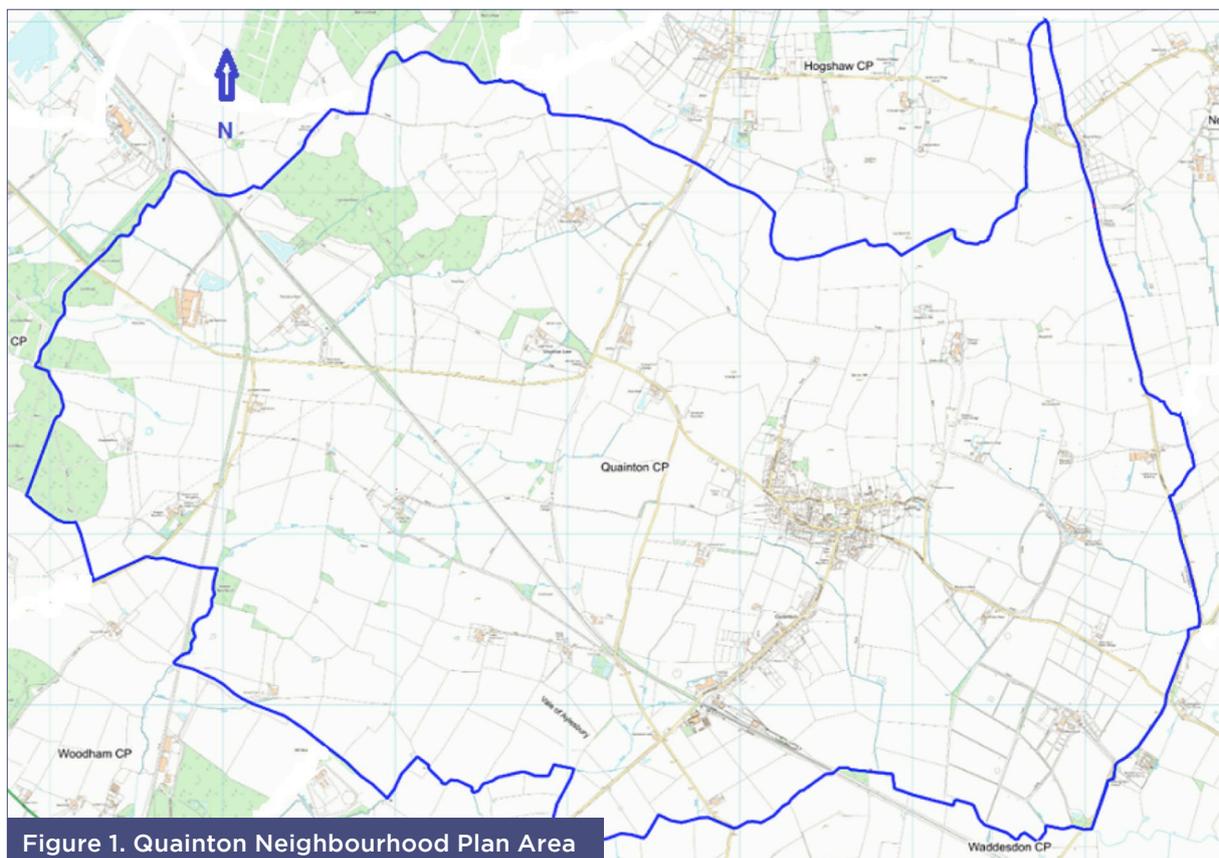


Figure 1. Quainton Neighbourhood Plan Area

2.2 Neighbourhood Plan Making

- 2.2.1 This plan deals with the important land use and environmental qualities of the village that have been identified by the residents during various consultation events. It sets out a clear vision for the village. It lists the issues raised and suggests how they are to be tackled and resolved over the plan period, from 2015 to 2033. It contains policies to protect the village and to enable appropriate development, to meet local needs for houses and jobs. It plans positively for housing development that is appropriate, provided it meets the policies in this plan and the Vale of Aylesbury Local Plan (VALP).
- 2.2.2 It contains maps of the village showing the areas protected for various reasons for example, the Conservation Area, important local views and Local Green Spaces.
- 2.2.3 The modified Neighbourhood Plan will have legal status. Once in place, it will, in conjunction with the parish council's views, help Buckinghamshire Council determine planning applications using the Plan's policies. It will become part of the VALP which is the basis for planning decisions. A full suite of policies to deal with all matters has not been drawn up, and on matters where there is no policy in this plan, the National Planning Policy Framework (NPPF) or the Local Plan policies will apply as appropriate.

3 The Neighbourhood Area

3.1 Parish and Village Profile

3.1.1 **Quinton has a unique and splendid environment and has frequently been described as 'the Jewel in the Crown' of Aylesbury Vale. We believe that this is a true description and it follows, therefore, that it is vitally important that the rural character of Quinton, and its integrity as a cohesive but individual village and community, is maintained if it is to retain its appeal and historic character.**



3.1.2 Over the years, as Quinton developed, changes have taken place such as village farms sold for development, small rows of farm cottages becoming larger homes, and spaces between houses infilled with new homes. Small scale horticultural, manufacturing and equestrian businesses have grown providing employment for local people. Importantly, green spaces have been preserved in the heart of the village, providing a very pleasant and contrasting environment.

3.1.3 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, is 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).

3.1.4 Beyond the Conservation Area, Archaeological Notification Areas (areas to be protected) surround the village. Around Denham Lodge is a deserted village which has been designated as a Scheduled Ancient Monument and is of national importance.

3.1.5 The groupings of homes, local farms and facilities, open spaces and linking lanes and footways have allowed easy community movement and development. In consequence Quinton is a very friendly village with many varied societies and clubs enjoyed by the community. The overwhelming wish of the community is for it to stay that way over the next 20 years and beyond.

3.2 A Brief History

Its name is Old English and means Queen's Estate (cwen tun). It is not known to which queen this refers, but possibly the Queen was Edith, the wife of Edward the Confessor. Known as 'Fair Edith' she held manors in this part of Buckinghamshire, including a hunting lodge at Mentmore. Edward the Confessor had a palace at nearby Brill.



The Malet family were lords of the manor from 1066 until about 1348. At least one member went on the crusades, and had associations with the Hospitallers, the organization credited with rebuilding Quainton church circa 1340.

The Hospitallers erected the cross on the village green, the base and shaft of which still remain.

The village green in the centre of the village has grouped around it some of the half-timbered thatched cottages for which the village is known.



The parish church is dedicated to the Holy Cross and St Mary. It is a 14th-century building of the style of gothic architecture known as Decorated. The west tower was built later in the 15th century. The church contains many memorial brasses and sculpture, including the 1689 tomb of Sir Richard Winwood carved by Thomas Stayner. The stone effigies depict the deceased lying in full armour,

while his widow, Ann, who paid for the tomb, rests beside him, half sitting regarding her husband. In the chancel are a reredos and sedilia by William White who was responsible for the heavy Victorian restoration and rebuilding of the chancel in 1877.

Close by the church is the former rectory, a large house described by Pevsner as of vitreous red brick. The principal facade has a three-bayed centre and two canted bays. The house contains 16th-century linenfold panelling.

The plaque on the porch of the Almshouses reads: Anno Domini 1687 —. These Alms houses were then erected and endowed by Richard Winwood Esq., son and heir of the Rt. Hon Sir Ralph Winwood Knight Principal Secretary of State to King James I.

The Winwood Almshouses, still inhabited, were built to house elderly poor widows and widowers, have a gothic style of architecture belying the construction date of 1687. They are a terrace of eight small cottages, one storey high with a row of dormers in the attics.



One of the most visible and important buildings is the 70 ft high Quainton Windmill, built between 1830-32. Derelict for the greater part of the 20th century it was restored in 1997 and further renovated in 2018.

As a working windmill with all its original mechanical parts, this historic building was given a Grade II* listing by Historic England (formerly English Heritage) in 2013

Quainton was once linked to London by train from the Quainton Road station to Marylebone and Baker Street, and in the opposite direction travel was available to Verney Junction, Rugby and elsewhere but passenger services ceased in 1963. The station was also once a junction for the light railway (closed in 1936), sometimes known as the Brill Tramway, connecting Quainton with Brill.

The site now operates as the Buckinghamshire Railway Centre - a steam museum and tourist attraction during the summer and Bank Holidays.



3.3 Special Historic and Landscape Character

3.3.1 The parish has several Scheduled Ancient Monuments including the deserted village at Denham. Any designated or undesignated historic heritage assets in the parish and their settings both above and below ground and including listed buildings and any monuments that may be scheduled, need to be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

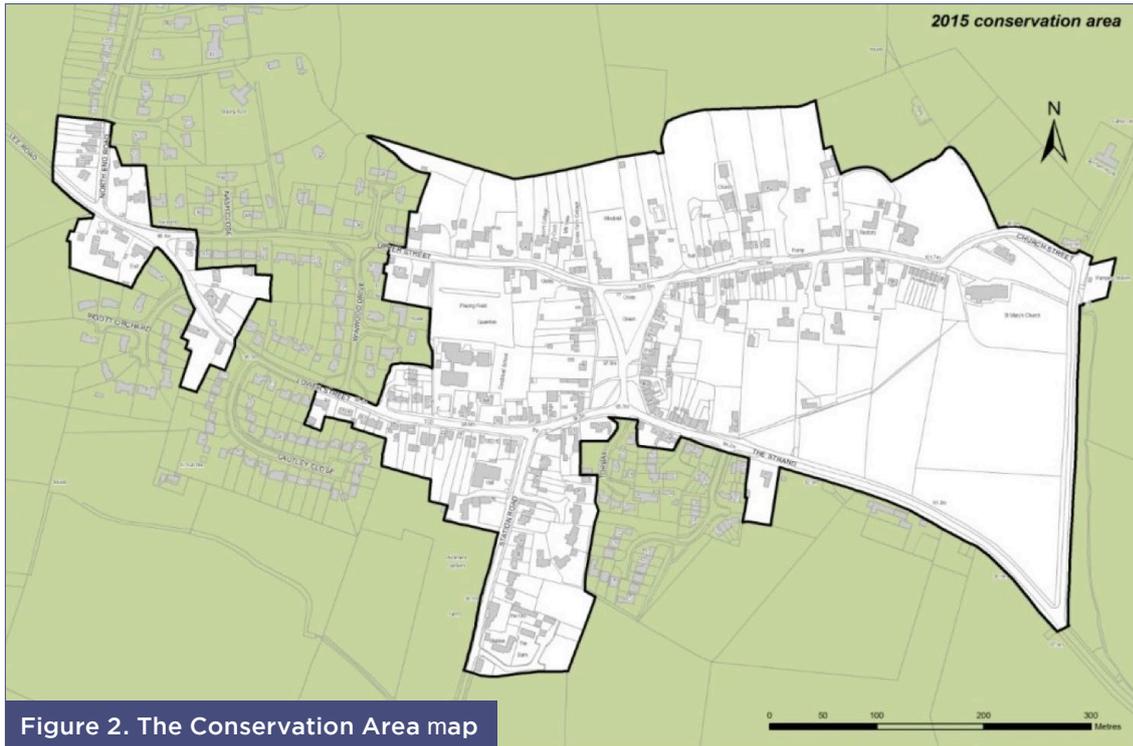
3.3.2 The connection of Quainton to its surrounding landscape is still evident in the vernacular style of many of its surviving historic buildings. The village contains an eclectic mixture of buildings that range in date from the 13th to the 21st Centuries. Fifty eight of these buildings are listed (with a further five structures listed in the built village).

3.3.3 Quote: Buckinghamshire County Council Consultation response August 2015:

‘ Proposals must take account of the scale of any harm or loss and the significance of the heritage assets. ’

3.3.4 Quainton has a series of footpaths/pavements around the village leading to the community facilities. There is one section of path by the Grade II listed Station Road Farmhouse which narrows to single file but generally the paths around the village are wide enough for double buggies and wheelchair users. The parish council wishes to see safe pavements wherever possible in the village and will work with Bucks County Council to achieve this. Any new development is expected to contribute to this network of paths.

3.4 Quinton Conservation Area



3.4.1 The Conservation Area was originally designated in 1972 and the Neighbourhood Development Plan Group organised for a review to take place. The new Conservation Area was formally designated in November 2015.

3.4.2 Although part of Quinton is a linear type village, it can be said to have four features:

- The Green, cross and windmill which are the central features within the village
- The church of Holy Cross and St Mary and rectory with adjacent the Winwood Almshouses location
- Townsend with significant listed buildings
- The landscape setting of Quinton which is fundamental to the historic character and significance of the village.

3.4.3 The importance of the built environment is analysed in the Conservation Area document and this evidence underlies the policies in the QNP. The Conservation Area is shown on the map above and its quality must be safeguarded in the future through the Conservation Area document and policies in the Neighbourhood Plan.

3.4.4 There are many aspects to Quinton that make it distinctive and worthy of Conservation Area designation, but perhaps the most fundamental is its setting. Quinton is picturesquely located on the lower slopes of Quinton Hill and due its elevated position, spectacular panoramic views can be gained from numerous vantage points throughout the village. The elevated position of Quinton also renders it visually important in views from the surrounding landscape.

3.4.5 The church of Holy Cross and St Mary at the eastern edge of the village and Quinton windmill above The Green. Both these buildings make strong visual references that dominate the skyline and help to place the village in the wider landscape. Within the village itself, the visual prominence of both these buildings helps to create a highly legible environment.





3.4.6 Quinton has clearly defined spaces, for example, The Green and Townsend, which are contained by buildings and frontage boundaries.

3.4.7 Yet the elevated position of the village and the resulting panoramic views, create a sense of openness which pervades throughout the settlement. This dichotomy of 'contained openness' is a key element of the village's character.

3.4.8 The ancient stepping stones (circa 11th Century) and Victorian stonepaths found throughout the Conservation Area and beyond, combine with the impressive stone footpath across the top of The Green to mark routes between Doddershall, Quinton, the church and beyond into Hogshaw and across the hills in the North and grassland to the South. Many of the stone village paths have been removed or covered in tarmac. The areas with these paths or part paths are a special feature of the parish and as such, should be retained; these are shown in the images below.



Examples of historic stone paths



Figure 3. Map of areas where stone pathways or remnants of paths have been identified

3.4.9 In the Conservation Area, there is very little space for new builds, however new developments and extensions will blend in if materials such as natural stone or brick with clay, slate or thatched roofs are used and reflect the style of the surrounding houses and outbuildings. This extends to associated features for example walls, driveways and bin storage.

3.5 Green Infrastructure



- 3.5.1 Trees and vegetation play a fundamental role in establishing the character of Quanton 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.
- 3.5.2 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.
- 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.
- 3.5.6 In considering development proposals the parish council will expect the protection, improvement and provision of Green Infrastructure, which includes footpaths, landscape areas etc. to be consistent with the principles of the Aylesbury Vale Green Infrastructure Strategy.
- 3.5.7 The parish council supports the efforts in reintroducing barn owls and buzzards to the countryside surrounding the village. An up to date survey of nesting places for bats and other important wildlife will be carried out and residents are invited to inform the parish council of sightings of any type of wildlife. Specific ornithological assessments will be required to determine the level of land use by farmland birds. Features within the landscape these birds use should be retained and any loss of habitat because of development must be mitigated, compensated and enhanced.

3.5.8 **Natural England commented August 2015:** *‘ we support the commitment to a net increase in biodiversity outlined in policy NE2. ’* (now Policy QP9).



Quote from Bucks Bird Club: *‘ the terrain on Quanton Hills and surrounding base fields is a unique environment attracting a variety of wildlife. Unlike other hill ranges in the county there is no road access to these grazed fields, and this provides an important site for birds as it is relatively undisturbed. The hills attract a wide number of species including migrant birds, who stop to feed on the unsprayed cropped fields which are rich in insect/invertebrate life. Areas of rougher grass, with a good rodent population, attract barn owls and recently the rarer Short-eared owl on the northern slopes. Redstarts, a rare bird in this country stay 2/3 weeks near the church to complete their feather moult before continuing to Africa. In summary Bucks Bird Club confirm that Quanton hills and base level farmland are one of the most important bird sites in the County. ’*

There are two Sites of Specific Scientific Interest in the parish of Quanton, Finemere Wood (National Grid Reference SP718218) and part of Grendon and Doddershall Woods (National Grid Reference SP710210).

‘ Finemere Wood is a large ancient woodland supporting rich communities of native plants, birds, insects and other animals. The wood contains populations of some local butterflies, including the nationally rare wood white and black hairstreak. Grendon and Doddershall Woods constitute an important tract of broadleaved woodland of a kind formerly far more extensive on the clays of north Buckinghamshire. Oak predominates. ’

3.5.9 Non-statutory sites exist at Blackgrove Meadows Biological Notification Site, Stonehill Lane Local Wildlife Site and a part of Quanton is in the Buckinghamshire Opportunity Area (Bernwood). Furthermore, there are priority habitats found within Quanton 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 Quanton parish (See Figure 4).

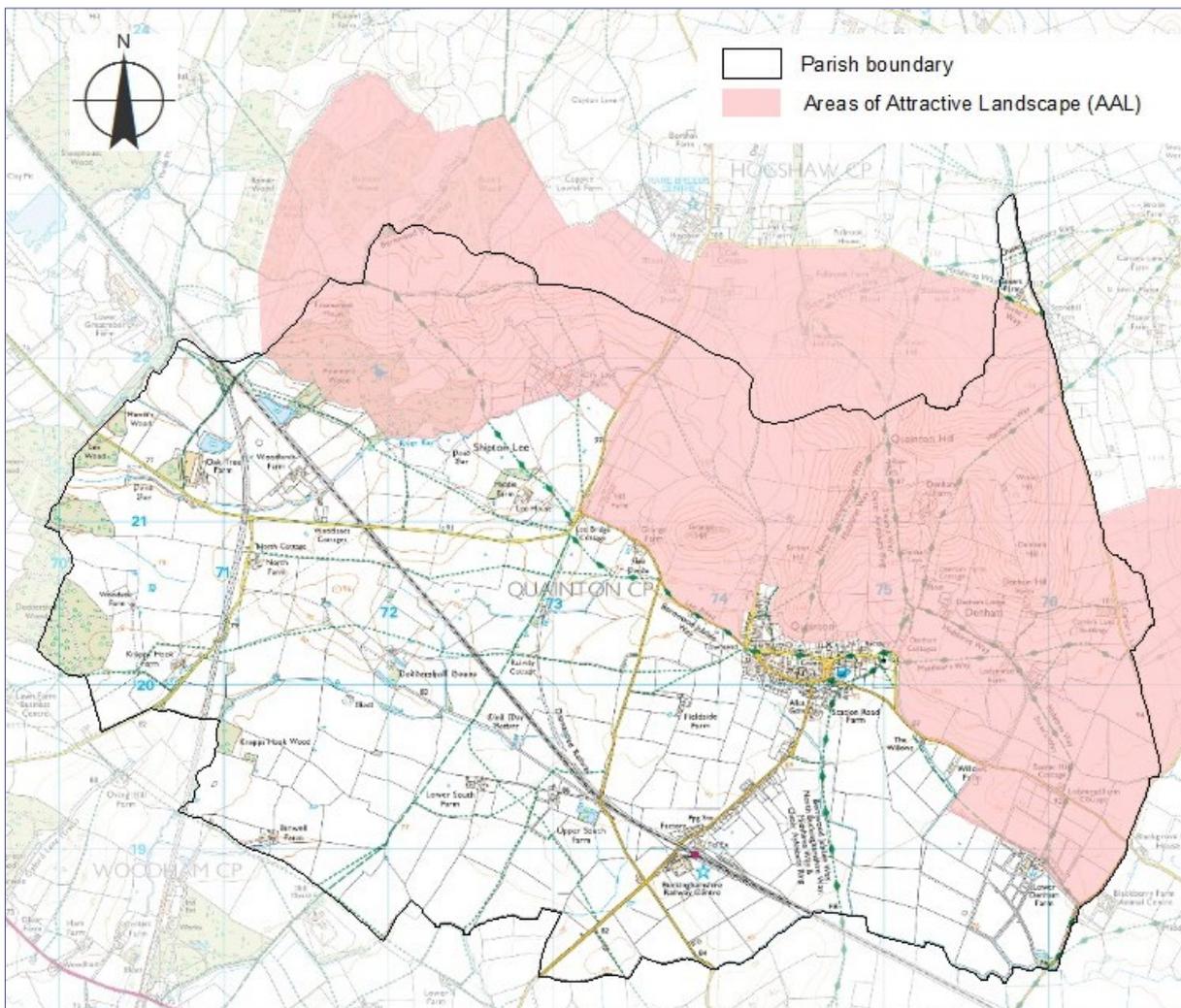


Figure 4. Area of Attractive Landscape map

3.6 Community Facilities

3.6.1 The village benefits from:

- A single but thriving pub with a coffee shop and tea room
- A small village store and post office and a retail unit on The Green
- A Church of England Church and Baptist Church
- Quanton garage situated in the centre of the village
- A recreation ground with tennis courts, football pitch and skatepark
- Allotments
- Children's play area (Upper Street)
- The village has the good fortune currently to possess a primary school, to be in the catchment area for an outstanding secondary school as well as the grammar schools in Aylesbury
- The Memorial Hall, in the heart of the village, with its large function room, stage, smaller committee room, kitchen and bar provides a base for many local clubs and village activities
- The Saye and Sele Hall (refurbished in 2018) offers volunteer groups a chance to meet in cost effective surroundings and is the venue for a newly formed pre-school
- The grade II listed Buckinghamshire Railway Centre, which is a popular tourist attraction, is situated on the outskirts of the village



3.6.2 These facilities provide focus for village life and residents wish to see them retained and prosper. Should the opportunity arise, the village would welcome the reintroduction of a second public house, provided it has appropriate parking facilities.

3.6.3 The parish council has obtained Community Asset Status for The Village Store, the Upper Street playground and The George and Dragon Public House.

3.6.4 Quanton has a wonderful community spirit exemplified by the volunteer daffodil planting scheme, the fundraising efforts for the renovated Saye & Sele hall and the new and refurbished recreation facilities such as the new tennis courts.



3.6.5 There are several outdoor facilities for recreation and leisure in and around the village. They include the recreation field on Lee Road leased to the Football Club, the Tennis Club and a skatepark managed by the parish council.

3.6.6 The allotments are well used with land owned by the Winwood Trust and leased to the parish council.

3.6.7 The school has a recreation field and leases a section on Upper Street to the parish council where the children's playground is situated.

3.6.8 Figure 5 shows where the key community facilities are located and an indication of the geographical extent of the land occupied by each facility.





Figure 5. Community Facilities map

4 Planning Policy Context

4.1 The Vale of Aylesbury Local Plan (VALP)

- 4.1.1 The 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.
- 4.1.2 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.
- 4.1.3 The VALP sets the spatial and growth strategy for the Aylesbury Vale area over the plan period 2013 to 2033. The Basic Conditions Statement for the modified QNP explains where its policies are in conformity with key VALP policies below:
- S2 Spatial strategy for growth – which identifies Quainton village as a ‘medium village’ in the settlement hierarchy
 - BE1 Heritage Assets – restating national policy on sustaining and enhancing heritage assets
 - BE2 Design – establishing some generic design principles for new development
 - C1 – Conversion of rural buildings
 - D6 – Provision of employment land
 - D7 – Town, village and local centres to support new and existing communities
 - D-QUA001 - land south west of 62 Station Road, Quainton
 - D-QUA0014-6 - land adjacent to Station Road, Quainton
 - NE1 – Protected sites – managing development schemes to avoid harm to biodiversity value
 - NE4 – Landscape Character – requiring regard to designated landscapes (like the Quainton – Wing Hills Area of Attractive Landscape, which covers a significant part of the parish)
 - NE6 – Local Green Spaces
 - NE8 – Trees, Hedgerows and Woodlands – the impact of development on trees and hedgerows and requiring a hedgerow buffer for the benefit of wildlife.

- H1 - Affordable Housing - where a neighbourhood plan sets out a different provision
- H3 - Rural workers dwellings
- H4 - Replacement dwellings in the countryside
- H6(a) - Housing mix
- T6 - Car parking guidelines

4.2 Recent Planning Issues

- 4.2.1 The preparation of the modified Neighbourhood Plan (QNP) follows a period during which significant planning issues have arisen in the parish. The HS2 Rail line passes through the southern part of the parish, with proposals for a road re-alignment and new junctions on Station Road. Network Rail plan to build the East/West rail line alongside HS2.
- 4.2.2 The HS2 road re-alignment impacts on land north of Station Road allocated for development (see Policies Map Page 25). 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, provided sufficient 'safeguarding land' during construction is released on completion.
- 4.2.3 The made Plan (QNDP) was tested at appeal for 31 houses to be built on land south of The Strand. The appeal was not allowed (in January 2018), and the QNP policies protected the village from unsuitable development that would have adversely impacted on nearby local heritage assets.
- 4.2.4 Planning permission for up to 40 homes has been allowed on appeal (in May 2019) at 151 and land to the rear of 151 Station Road despite objections from both the parish council and the former Aylesbury Vale District Council (AVDC). The appeal inspector's interpretation of Policy H1 - Housing was contrary to that of the parish council and AVDC, which has prompted a substantial review of the policy now to be replaced by Policy QP1.
- 4.2.5 AVDC approved (in August 2018) an additional large B1 commercial unit at Ladymead Farm despite local resident opposition. It will be important that further commercial expansion in the Neighbourhood Area is sustainable and does not harm the landscape character and adversely impact on residential amenity.
- 4.2.6 AVDC approved (in October 2019) a housing scheme on land at North End Nurseries which provides a 'windfall site' of 6 additional homes and was supported by the parish council as it conformed to the strategic goal of the QNP to positively plan for small infill development within the settlement boundary.

4.3 Housing Allocations and Commitments

- 4.3.1 The QNP allocates land for development to support VALP expected housing growth in villages.
- 4.3.2 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 commitments.
- 4.3.3 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).

	Total Housing Development	Completions/Commitments	Allocation
Breakdown of Quainton VALP allocation	108	84	24

Notes:

1. VALP allocated sites QUA014-016 will deliver between 16 and 24 homes (see Figure 7 Policies Map).
2. New infill sites and known commitments will deliver between 6 and 12 homes.
3. Quainton's Total Housing Development figure is the 5th highest in the VALP settlement hierarchy.



5 Community Engagement on Planning Issues

5.1 The Made Quanton Neighbourhood Development Plan (QNDP) Consultation

5.1.1 In November 2011, a paper questionnaire and 'Have Your Say Day' activity was undertaken to gather views from the community. The questionnaire produced 210 formal responses, a response rate representing 39% of parish households. The results of the consultation were represented initially in the Community Views Report in January 2012 to facilitate the former AVDC in producing its Local Plan. A further report was produced as the Vision for Quanton document.

5.1.2 In March 2013 enabling all views expressed to be fully represented for the QNDP.

5.1.3 The key to the development of the Neighbourhood Development Plan was the effective steps taken to ensure that everyone living in the parish of Quanton was offered the chance to put forward their views on how the village should develop over the period of the Plan.

To ensure a robust plan: -

- Questionnaires were delivered to every household
- Articles in the local newsletter
- Newspaper articles in the Bucks Herald
- Consultation days in the Memorial Hall
- Website information on www.quenton.info
- Consultation period on line 3rd July to 14th August 2015
- Local Radio feature on Mix 96



5.1.4 More detail on both the publicity, the events and the outcomes are provided in the Consultation Statement November 2015.

5.1.5 After analysis of the views expressed in the 'Quanton Parish's Community Views Report' (January 20th, 2012), 'The Vision for Quanton' (March 2013) and the 'Have Your Say Day', the following key issues to be addressed in the QNDP emerged:

- Development should only come if it is small scale and necessary
- Development must not breach the village size or identity and therefore should be within the set Settlement Boundary
- The village should remain compact, small and physically separate from neighbouring communities
- There is a need to ensure that locals of all ages can continue to afford to live and thrive in the village
- Fears were expressed that extensive growth would remove the very heart of the village removing its much valued community spirit
- The importance of keeping and developing the qualities of the village architecture and rural character
- A need to develop policies to ensure there is a coherent character in the vision statement and policies so there will be continuity of the historic style of the Quanton built environment
- The contained nature of the community offers security in the fact that residents know their neighbours and there is a strong sense of community spirit in the village
- The green spaces, surrounding countryside and views thereof are key features of Quanton and, as such, should be retained and maintained
- Back garden housing development should be resisted



- Traffic calming needs to be introduced and cars taken off the highway to keep local access roads and back streets clear and easily accessible .

5.2 The Modified Quanton Neighbourhood Plan Consultation

- 5.2.1 The Parish Council established a Quanton Neighbourhood Plan Steering Group to review the Made Quanton 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 needed to be made to the settlement boundary description and interpretation. This also presented an opportunity to examine changing the made Plan from non-site specific to site specific and to update the Plan policies in general in the light of planning decisions since 2016.
- 5.2.2 The Steering Group have actively engaged with the Parish Council, Buckinghamshire Council and the former Aylesbury Vale District Council to facilitate a modified Plan to be presented to the parish council Consultation.
- 5.2.3 An announcement was made in October 2019 in Quanton 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 appraised of progress and what direction the Plan was taking.
- 5.2.4 By February 2020, preparation to commence a consultation was 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.
- 5.2.5 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 nine weeks to allow more time during the Christmas period and the Covid-19 social distancing restrictions.
- 5.2.6 The statutory consultation period ran from Friday 18th November 2018 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 hard copies were available from the parish clerk.
- 5.2.7 An email was circulated via the village electronic Quanton Alert email system to all parishioners who are 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 Quanton News.
- 5.2.8 To ensure as much public awareness as possible, every household, business and landowner within the Quanton 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 Quanton Alert email and a Facebook post was sent a week before the close of the consultation.
- 5.2.9 More detail on the comments and outcomes are provided in the Modification Consultation Statement July 2021.



6 Development Management

6.1 Housing growth

6.1.1 **In 2011, Quainton had 1292 residents in 525 dwellings. The number of households has recently increased to 551 after 26 new homes being created between March 2011 and March 2015.**

6.1.2 Completions of new housing have averaged more than 3 per year over the last 20 years. To continue this rate of growth would be significantly higher than the number of new homes residents said they wanted to meet future local needs. However, it is recognised in the key issues that there is potential for some linear development, and therefore the reason the parish council has allocated land for future housing growth above what has already been granted planning permission.

6.2 Housing Location

6.2.1 The location of any future development within the village will need to be carefully managed to make the best use of space and maintain the relatively close knit form of the settlement.

6.2.2 General development around the village, extending out into open countryside would erode the special qualities of the setting of the existing settlement within its landscape, acknowledged in the Conservation Area Review. Accordingly, the provision of a settlement boundary is primarily aimed at retaining the integrity and appearance of the village.

6.2.3 This QNP seeks to plan positively by allocating specific sites suitable for housing development along Station Road (Policy QP2 refers). Beyond the settlement boundary, Policy QP1 sets out the conditions where new housing development will be supported.

6.3 Types of Housing

6.3.1 One of the key issues identified by residents is the need to ensure that locals of all ages can continue to afford to live and thrive in the village.

6.3.2 In 2011 72.7% of the dwellings were owner occupied and 27.3% rented. The proportion living in rented homes was similar compared with the rest of Aylesbury Vale (26%).

Age band	2001	%	2011	%
0-7	116	9.3	97	7.5
8-19	193	15.5	246	19
20-29	93	7.4	85	6.6
30-44	287	23	188	14.6
45-59	315	25.3	334	25.9
60+	243	19.5	342	26.4
Totals	1247	100	1292	100



6.3.3 The elderly age group (60+) has increased significantly since 2001 (243 up to 342) and now represents 26.4% of the village population. This is significantly larger than in the Vale as a whole (21.2%). The 60-74 group could increase to 25% in the Aylesbury Vale district if national forecasts are realised.

6.3.4 The report 'Top of the Ladder' published by Demos in 2013 highlighted the need to release homes occupied by elderly

residents at the larger end of the range, to enable younger families to move up the housing ladder, by providing suitable homes for the elderly to downsize to without having to leave the area.

- 6.3.5 Although the over 60s have a wealth to offer a village, to have one age group dominating would remove some of the vitality of the community and would place an extra and different demand on local health, transport and housing. It is vital that the village has a mix of age groups living and working together to keep the village thriving.
- 6.3.6 Young family age residents (30-44 adult age group) have reduced significantly in number since 2001 (287 down to 188). A further likely indicator of the shortage of homes for young families is the reduction in children aged 0-7 from 116 to 97 which is countered by an increase in young people aged 8-19 being 193 to 246.
- 6.3.7 Possible causes of the changes in age of the population include:
- The ageing of the population in general
 - A shortage of suitable homes
 - The popularity of Quainton – once here, residents wish to stay
 - The popularity of Waddesdon Secondary School, a short distance away

6.4 Affordable Housing

- 6.4.1 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.
- 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.
- 6.4.3 In addition, Housing Associations manage over 40 rented and shared ownership dwellings within the village. House allocation is managed via the Bucks Home Choice points scheme.
- 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.

6.5 Sustainable Development

- 6.5.1 It is a requirement of Neighbourhood Plans that they contribute towards the achievement of sustainable development.
- 6.5.2 This Neighbourhood Plan seeks proportionate and appropriate opportunities to meet the development needs of the local area by promoting sustainable development:
- by keeping new development small scale
 - by seeking new homes for young families
 - by seeking new homes for elderly downsizers
 - by maintaining and respecting the existing character of the local area through the protection of valued green spaces within the village and its surrounds
 - by requiring new developments to be of high quality design that respects the existing character of the village and the housing design of surrounding properties
- 6.5.3 Quainton is designated a 'medium' village as part of the VALP spatial strategy with moderate sustainability (as detailed later in this section), and any development must take account of the limited provision of transport and community infrastructure so as not to put undue pressure on services from excessive or inappropriate development.
- 6.5.4 The nearest shopping centre in Aylesbury is 8 miles away, there is no medical centre or

pharmacy within 3 miles. There is one small shop with a post office, a primary school, a public house, the nearest secondary schools are in Aylesbury and Waddesdon. There is a pre-school in the village, and Buckinghamshire Council confirms the local primary school has enough capacity to accommodate low level future housing growth.

6.5.5 There is very limited small-scale local employment, no local train station and a very limited bus service to Aylesbury Vale Parkway railway station 5 miles away.

6.5.6 The bus service is a vital transport link but with a restricted service and no buses run on Sunday.

Last bus from Aylesbury to Quainton (Mon-Fri) is at 18.30.

Only 4 buses from Quainton to Aylesbury Vale Parkway in morning (Mon-Fri) the last at 07.44

Last bus back from AVP to Quainton (Mon-Fri) 18.42.

Buses run hourly to Aylesbury until 13.23pm, after that a less frequent service operates.

The last bus to Aylesbury (Mon-Fri) is at 18.58.

The first bus from Aylesbury (Mon-Fri) is at 05.40 with no further buses available after 18.30.

The Saturday services are less frequent than weekdays.

6.5.7 The Aylesbury to Calvert train line is planned to be upgraded as part of the East West Railway (EWR) Scheme. The nearest planned EWR station will be at Winslow (to Milton Keynes), currently due to open at the end of 2024 on completion of the link to Milton Keynes.

6.5.8 The rural roads are dangerous to cycle on because of speeding traffic. Accordingly, there is very high dependence on the car as the most reliable form of transport available to residents to carry out their daily lives.

6.5.9 The Plan allocates land for development to sustain its vitality; but the level needs to be constrained to the VALP housing allocation due to its lack of infrastructure and its small to moderate population size of around 1300 people in 550 homes. The Census in 2011 highlighted there were 1292 residents in 525 households in Quainton.

7 Vision, Objectives and Monitoring

7.1 Vision for Quainton

7.1.1 **The Vision is the starting point from which the objectives and the policies of the NDP will enable the village and its community to continue to enjoy its unique character. Evidence from the consultations showed that residents feel that the village is very like this at present, but extensive and unplanned growth could make it more difficult to realise this vision.**

A thriving community-based village with a treasured rich heritage where people can fulfil their ambitions for home, work and leisure in a safe, friendly and rural environment.



7.2 Objectives

The table below illustrates the linking of the agreed objectives to be achieved over the Neighbourhood Plan period to its policies:

Objective to	Policy
Facilitate the provision of a continuing mix of housing particularly for the elderly, the young and those with young families.	QP4
Balance this potential growth with the need to protect the village environment.	QP3, QP8, QP9
Ensure that any development is in keeping with the local area in terms of its scale and appearance.	QP2, QP3
Conserve and enhance the historic environment, ensuring that any new development, including alterations and change of use, does not have an adverse effect on the historic buildings, streetscape and landscape.	QP1, QP2, QP3, QP9
Protect the rural landscape, particularly green spaces, footpaths, bridle paths, recreation areas and important viewpoints.	QP8
Promote biodiversity and protect flora and fauna.	QP9
Help to secure the future of the village shops, Public House and community facilities.	QP6
Promote traffic calming in the village.	QP7
Ensure adequate parking provision is provided in any future development.	QP7
Make appropriate provision for a changing agricultural economy.	QP5

7.3 Monitoring and Review

- 7.3.1 This Neighbourhood Plan and its policies have been reviewed to deal with recent planning issues and to ensure the objectives supported and agreed by residents continue to be implemented. The policies and the Neighbourhood Plan remain the definitive document used by the parish council to comment on the determination of planning applications.
- 7.3.2 The parish council will report on how the Neighbourhood Plan is being implemented. It is important to check that progress is made to meet the objectives and that the Neighbourhood Plan is soundly based on the most up to date information.
- 7.3.3 The Neighbourhood Plan will be further reviewed and if necessary be updated to secure the views of residents during this process. This will include a review of the phasing of development, the matching of homes to local need and the effectiveness of the Neighbourhood Plan policies.
- 7.3.4 The Neighbourhood Plan will be reviewed either in part, or wholly to ensure that any future Local Plan housing provision is appropriate in scale, form and location to the village.
- 7.3.5 The parish council will consider the results of regular monitoring information when considering applications for development both prior to and after any review of the Neighbourhood Plan.

8 Land Use Planning Policies

One of the most vital issues raised by residents is the importance of keeping and developing the qualities of the village architecture and maintain its rural character. The following policies are designed to achieve this over the Neighbourhood Plan period.

Policy QP1: Quanton Settlement Boundary

The Neighbourhood Plan designates a Quanton settlement boundary as shown by Figure 6 New Settlement Boundary Map.

- (a) Proposals for development will be supported where they respect the character of the immediate locality; contribute to local distinctiveness; and maintain appropriate amenity of adjacent dwellings.
- (b) Apart from the special circumstances set out in paragraph 80 of the NPPF there is a presumption against development of new homes outside the settlement boundary.

- 1 Quanton is a historic village with a highly sensitive landscape that needs to be protected as much as possible from any large or small scale developments threatening the beauty and distinctive character and unique shape of the settlement area. It is therefore imperative that development remains within the settlement boundary to minimise negative impacts that unsuitable development would have on the landscape.
- 2 This policy sets the spatial strategy for the QNP. Its objectives are to protect the intrinsic character and beauty of the countryside whilst allowing for sustainable growth within the settlement boundary to meet local housing needs over the Plan period.
- 3 Within the settlement boundary are:
 - The VALP site allocations. Together, these allocations will deliver up to 24 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
 - Significant commitments (post April 2018) where planning permission has been granted. The requirement to alter the previous settlement boundary to accommodate the new allocations and commitments as shown on the Figure 7 Policies map
- 4 The policy also allows for the continuing growth of the village through suitable infill sites, which historically have delivered an average of 3 dwellings per year and will be judged against the policies of the QNP particularly QP3 and QP4.
- 5 Housing 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.
- 6 The appropriate forms of rural development on land outside the defined settlement boundary would be for the purposes of agriculture or forestry, or for enterprise, diversification, recreation or tourism that benefits the rural economy and other forms of development referred to in paragraph 80 of the NPPF (2021).



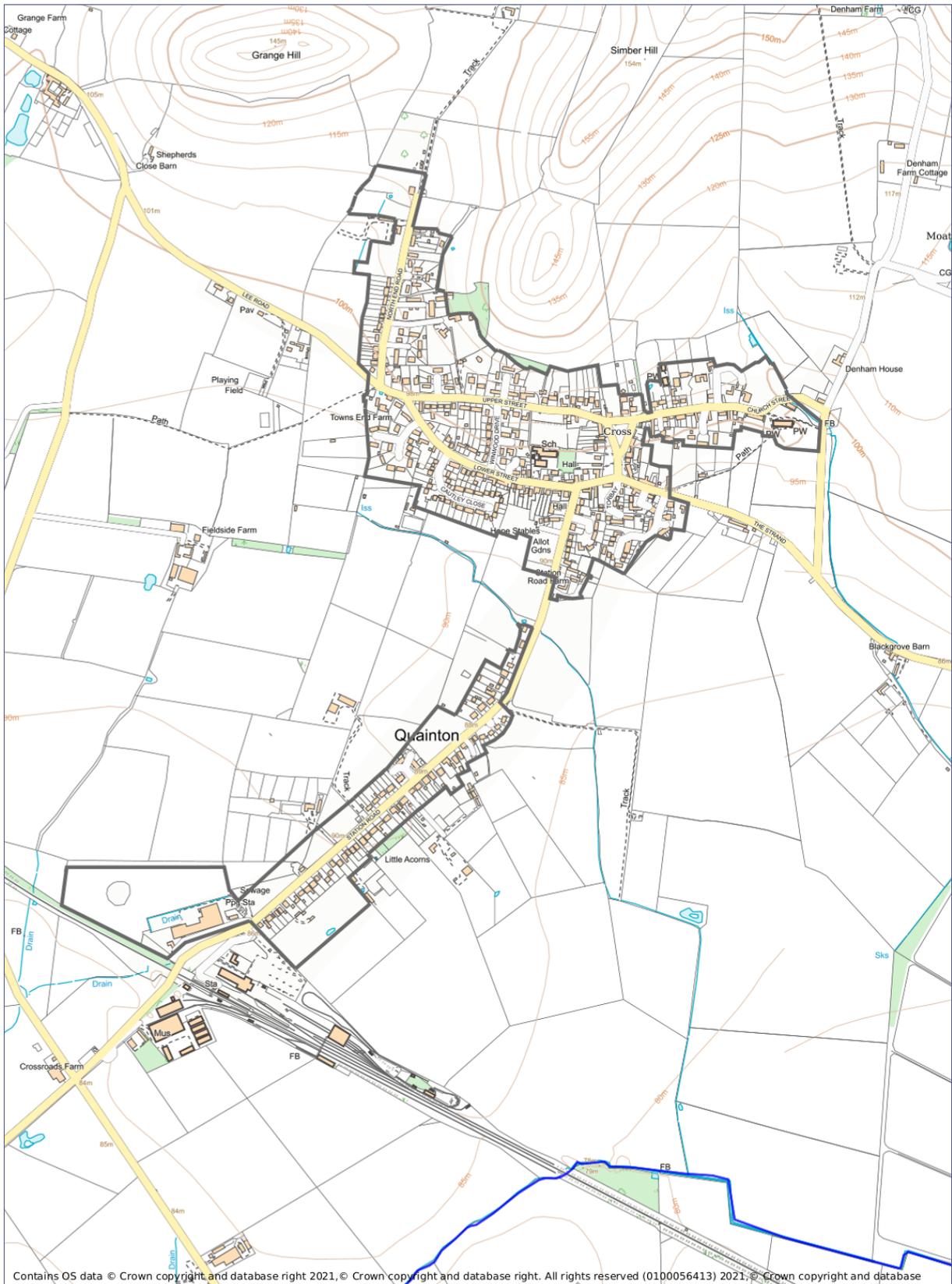


Figure 6. New Settlement Boundary map

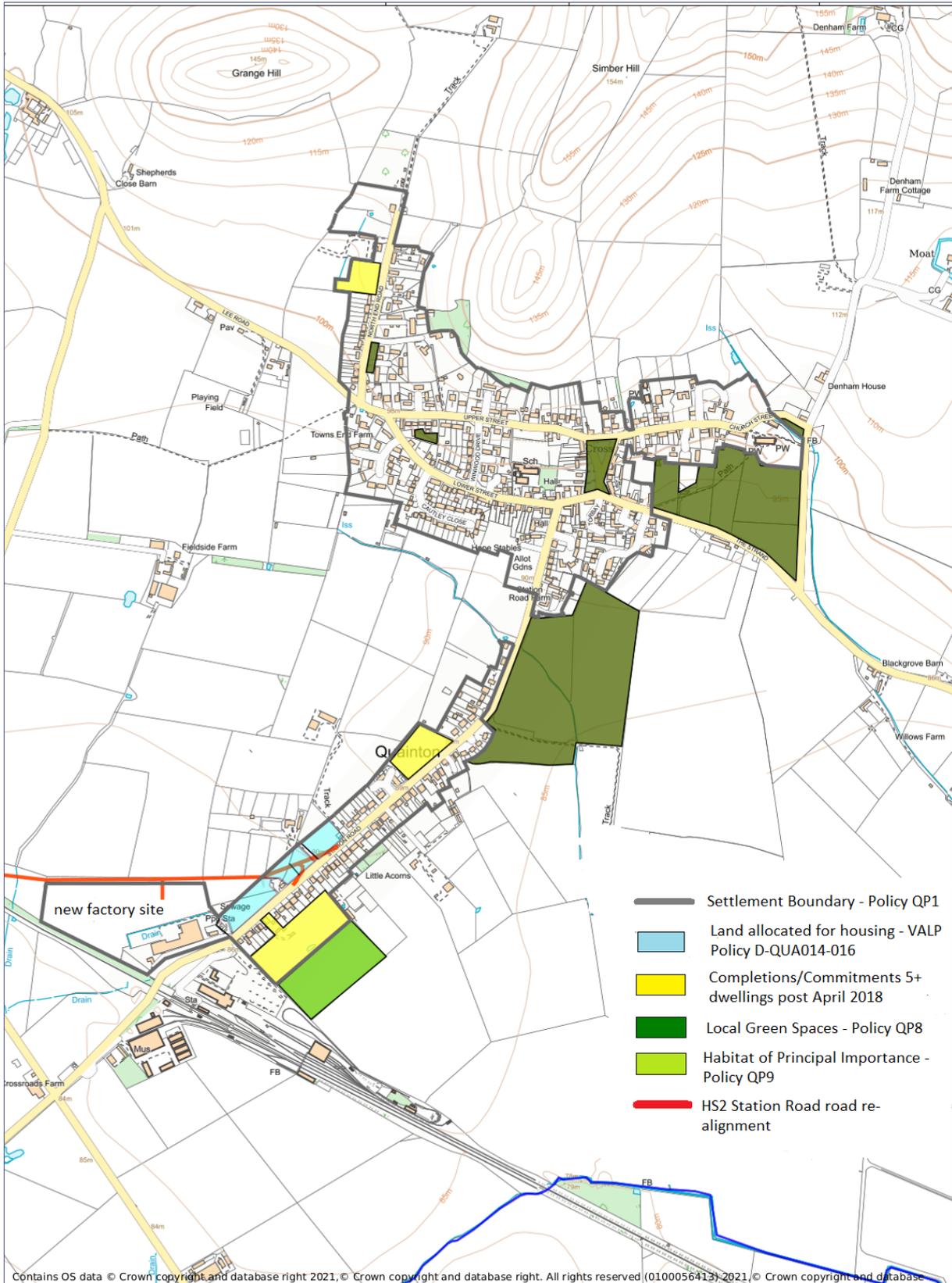


Figure 7. Policies map

Policy QP2: Design in the Conservation Areas and its Setting

This policy seeks to conserve and enhance the Conservation Area as shown by Figure 2 Conservation Area Map.

Proposals are to be in keeping with existing buildings and the street scene. This is likely to require buildings or extensions to be usually finished in brick or natural stone, or where appropriate wood cladding with clay or slate tiled roofs or thatched.

Buildings should be of an appropriate scale, mass and proportions to ensure that they are in keeping with the traditional buildings located in the Conservation Area.

Details of boundary treatment should be traditional and reflect the surrounding areas and screening should be provided for bin storage, gas bottles and oil tanks

- 1 Proposals must stand up to heritage evaluation and scrutiny. The conservation assets in Quanton are highly valued by its residents, visitors and historians. They provide not only many historic buildings but also attractive open spaces, treasured views and frame the fabric of the community.
- 2 The Conservation Areas are close to the Area of Attractive Landscape and they include 48 Listed Buildings and 47 Buildings of Assessed Significance. They retain an identifiable and distinct historical character with unique heritage.
- 3 Preservation of the character of the Conservation Area is key and directs the scale of the form of change within its environment for today and future generations.

Policy QP3: Design Beyond the Conservation Areas

Proposals for development outside the conservation areas will be supported provided that:

- (a) New buildings and extensions should be an asset to the street scene in terms of quality of materials (respecting and complementing the materials used on buildings nearby); their location on a site; and their relationship with existing development. Buildings should be a maximum of two full height storeys and respect the spaces around buildings.
- (b) New development proposals must not significantly detract from those parts of the views on the Key Views and Vistas Map (as shown by Figure 8) that are visible from locations that are freely accessible to members of the general public.
- (c) All development should conserve and enhance the historic character and heritage assets of the Parish, particularly the landscape around the hills area and the stepping stones. Proposals must take account of the scale of any harm or loss and the significance of the heritage assets.
- (d) Development should not adversely affect neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion or amenity.
- (f) They make provision for off-street parking spaces in accordance with Policy QP7 or the non-residential standards under Policy T6 of the Vale of Aylesbury Local Plan.
- (g) Boundary treatments should reflect the surrounding areas and screening should be provided for bin storage, gas bottles and oil tanks.
- (h) New and innovative architectural design will be strongly supported within the settlement boundary, where they are sympathetically integrated into the existing street scene.

- 1 Quinton has an eclectic mix of houses with designs from many eras such as Medieval, Elizabethan, Georgian, Victorian, Edwardian and more modern 20th and 21st century architecture. Some 60's and 70's construction came at a time when functionality took precedence over form, and the QNP seeks to address the balance and increase areas of build excellence.
- 2 All new housing, and other developments, should architecturally be in sympathy with their surrounding environment and integrate well within the landscape and align with the local character.
- 3 Applicants need to be encouraged through the policies in the QNP to demonstrate that they have understood the context of their proposed development site and have reflected that in the design put forward for consideration.
- 4 This should be achieved through an analysis of street character, build form and materials. The merits of exemplary contemporary building and design techniques should be a golden thread running through any proposal and numerous examples are readily available to be seen throughout the village.
- 5 Support will be given to proposals that clearly outline commitment to high quality landscaping for all building development. This should include details of retention and or replacement of trees and hedges that may have been removed during the building process. It should also detail the retention or re-instatement of existing hedgerows shielding the development fronting the highway.
- 6 The use of energy efficient materials and processes including in-house electric vehicle car charging points will be encouraged or considered on their impact and merit particularly in the vicinity of the Conservation Area.
- 7 The provision of cable access to broadband facilities will be welcomed and encouraged as demand grows.
- 8 All the long distance views gained within Quinton are significant because they serve to visually connect the village with the wider rural landscape and reinforce its character as a former agricultural community. The Conservation Area Review confirms that all views into the village are significant, and Figure 8 Key Views & Vistas map is not an exhaustive list.

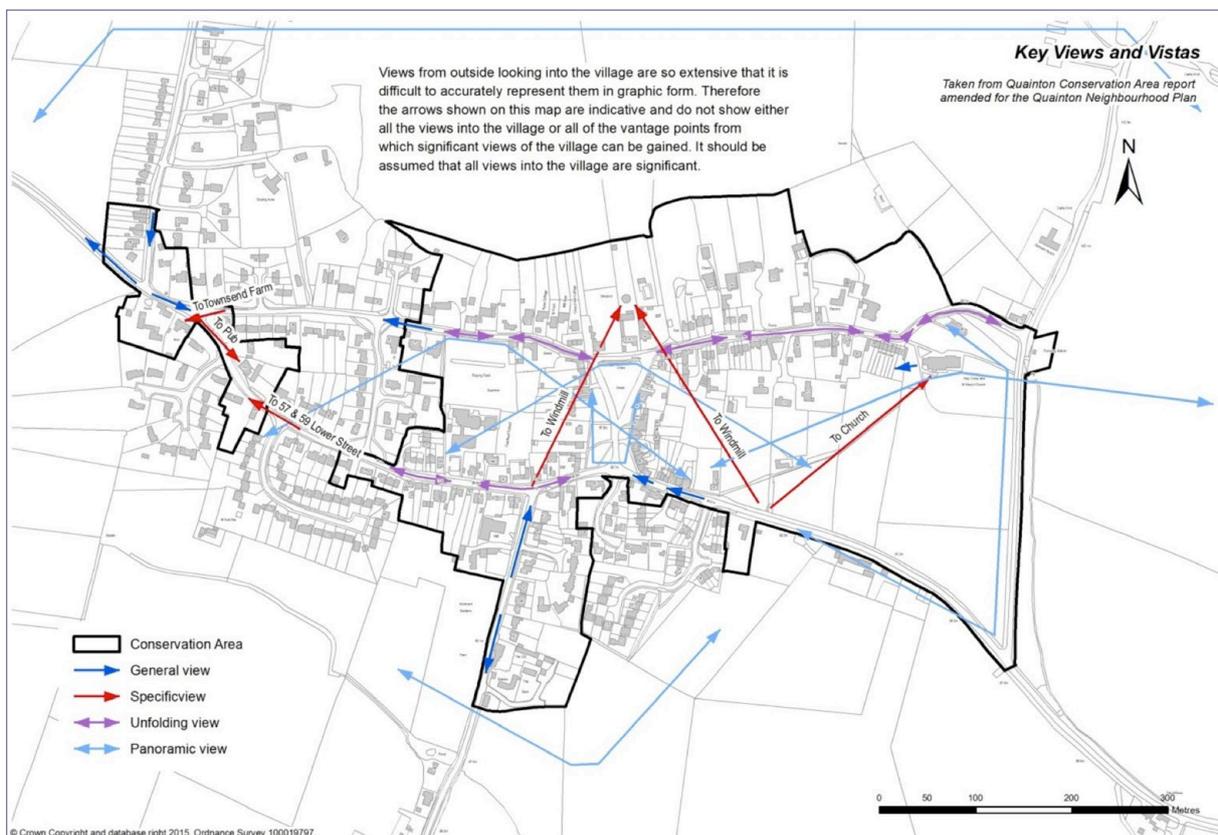


Figure 8. Key Views and Vistas map

Policy QP4: Housing Mix

- (a) Housing Development schemes should demonstrate the proposed mix and type of dwellings that reflect the housing needs in the village for two and three bedroom properties suitable for families with young children.
- (b) Proposals for new homes that are designed to accommodate older residents through their lifetimes will be supported. In developments of 4 or more homes 25% should be able to be modified for use by older residents.

- 1 This policy encourages quality smaller two and three bedroom properties to attract the downsizers and therefore releasing larger family homes. The same two and three bedroom properties will also be suitable for smaller family units not yet able to afford larger homes in the village.
- 2 The 2011 consultation exercise highlighted that elderly residents would prefer to live in a property with a mix of style and size to enable family visits or residential care support.
- 3 Potential development should specifically provide flexible accommodation allowing residents to stay in their house for longer, i.e. enough space for a bedroom and shower room downstairs and staircases to suit stair lifts. Given that over 25% of the population in Quainton is now over 60, it is sensible to provide for this group on sites of 4 houses or more.
- 4 Development proposals should look to providing where appropriate a mix of 2 and 3 bedroom homes to combat the recent trend towards converting 2 beds to 3 beds and 3 beds to 4 beds.
- 5 The policy also encourages applicants for housing schemes to consider providing home types for residents wishing to downsize but remain in the village.

Policy QP5: Business Enterprise and Local Employment

- (a) Proposals for redeveloping a site for business use (Classes B1 or sui generis) where an existing business is in the village, will be supported provided it does not cause severe traffic congestion or unacceptable visual intrusion, and provided there is no significant net loss of employment.
- (b) Applications to develop new small business premises within the settlement boundary will be supported, provided they do not damage the residential environment and do not create significant additional traffic, nor have an unacceptable impact on the Conservation Area or surrounding landscape.
- (c) Proposals will be particularly encouraged if they offer employment opportunities available to parish residents.
- (d) 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 or 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.
- (e) New business enterprises should promote the development and diversification of agriculture and other land use based rural businesses; or support sustainable rural tourism and leisure developments that benefit businesses in the countryside area, communities or visitors.
- (f) 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.

- 1 This policy supports development and limited expansion of employment areas to meet local needs, and for a positive approach to enable farms to diversify. For the purposes of the policy, the term 'businesses' or 'business development' includes any commercial activity, such as small scale businesses (Class B1), retail and countryside businesses.
- 2 New business expansion should recognise the rural locality of Quainton, There is difficulty on local roads relating to the built environment, with congestion and parking making it difficult to manoeuvre larger vehicles through the village. This is key to judging whether an expansion of business activity is sustainable including the loss of agricultural land or paddocks when other viable commercial sites may be readily available and nearby.
- 3 Business activity adjacent or near to residential properties can have an adverse impact on the amenity of residents including those in the open countryside where noise travels and light pollution can affect the wellbeing of homeowners.
- 4 Any diversification on agricultural premises needs to consider the visual implications not only on the landscape scene but also the residential amenity impact where there are nearby public footpaths and bridleways.
- 5 With the advent of faster broadband speeds available to certain parts of the village, the potential to run businesses or work from home has improved.
- 6 New local employment and working practices will encourage new opportunities for parish residents, to minimize the amount of travelling to work by car wherever possible.
- 7 The farming economy and operations have changed substantially over the past few decades, but productive use of the land is essential to the national and the parish local economy.

Policy QP6: Community Facilities

(a) Planning applications to improve the viability of an established use of community buildings by way of the extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

- (i) Church of Holy Cross & St Mary
- (ii) Baptist Chapel, Church Street
- (iii) Retail Unit, The Green
- (iv) Quainton School, Lower Street
- (v) Village Stores and Post Office, Church Street
- (vi) The George & Dragon P.H. and Tea Rooms, The Green
- (vii) Quainton Garage, Lower Street
- (viii) Quainton Memorial Hall, Station Road
- (ix) The Saye & Sele Hall, Lower Street
- (x) Tennis Club and Courts, Lee Road Sports Ground
- (xi) Football & Sports Pavilion, Lee Road Sports Ground
- (xii) Playground, Upper Street
- (xiii) Skatepark, Lee Road Sports Ground
- (xiv) Allotments, Station Road

(b) Proposals that will result in the loss of a valued community facility, as listed above, will be resisted unless it can be demonstrated that it is no longer viable or that the facility can be re-provided to no less a standard of amenity on a suitable site within the village.

- 1 The policy identifies those community facilities the local community strongly favours and wishes to retain (see 3.6 Community Facilities). They comprise a range of buildings and associated land, all of which may be capable of being extended or redeveloped in ways that are suitable to a rural location.

- 2 However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking, noise or light pollution.
- 3 The public house and associated tea rooms add to the vibrancy and vitality of the village and are important factors to function as a village with medium sustainability that can accommodate the scale of new housing committed to and planned for in the Neighbourhood Plan.
4. Refer to Figure 5 Community Facilities Map on Page 15.

Policy QP7: Parking Provision and Traffic

- (a) New homes with one or two bedrooms should be provided with at least two car spaces on the plot. For new homes with three or more bedrooms each property should be provided with at least three car spaces on the plot and where possible, room for visitor parking. Garages should not count towards the total parking space requirement.
- (b) Proposals to extend the number of bedrooms in a property (to house more people) must include a matching net increase in the number of car parking spaces.
- (c) Car parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene.
- (d) The provision for off street vehicle parking spaces should be in accordance with the Neighbourhood Plan policies unless there would be unacceptable visual harm and every effort has been made to use reasonable alternatives.
- (e) Development proposals will be supported where they demonstrate they will not further inhibit the free flow of traffic or add to the problems of parking on the narrow roads along the village. Tandem parking should be avoided.

- 1 The rural nature of the village provides evidence that many families can have three or more cars outside their homes, especially as families grow. Public transport in the parish is limited (as detailed in section 6.5). The economics of the bus service operation makes car ownership for most residents a necessity.
- 2 New development, including extensions, should make provision for this need and parking spaces should not be lost wherever possible. Development must not further inhibit the free flow of traffic or exacerbate conditions of parking stress.
- 3 Parking on narrow roads, on pavements and on grass verges, detracts from the environment and creates a danger for pedestrians. It is recognized that many garages are not used for parking, but for storage, particularly in smaller houses where there is less room, and there is a trend to convert garages for habitable space. Therefore, the principle should be that garages do not count towards the parking provision.
- 4 Tandem parking does not generally work as it can block a space being available and makes manoeuvring difficult.
- 5 It is acknowledged there may be very special circumstances where additional parking cannot be provided due to the sensitive nature of the environment or additional parking may not be necessary or appropriate, and such instances will need to be considered on a case by case basis.
- 6 An example is an applicant may try to secure spare land for parking but be unsuccessful for technical, legal or financial reasons, and the parish council may decide all reasonable alternatives had been taken to comply with the policy.
- 7 All development proposals should detail the provisions made for parking in the initial planning documentation and will be a major consideration when determining applications outside of permitted development cases.

Policy QP8: Local Green Spaces

The areas listed below and shown by Figure 9 are designated Local Green Spaces which are protected from development unless consistent with national Green Belt policy.

LGS1: The Green is one of the exceptional places in Quanton, establishing the village centre and providing a focal point for village activities. It is within the heart of the Conservation Area and its open character and the expansive views gained from it provide contrast with the more enclosed and intimate character of other areas in the village.

LGS2: The Wildlife Garden is in a natural hollow north of the Grade 1 listed Church, surrounded by established hedging punctuated by mature trees. The ground itself is managed by volunteers from the community. The beautiful stream running through the Wildlife Garden from Quanton Hills is simply idyllic and enhances this tranquil setting.

LGS3: The Meadows, incorporating Upper and Lower Church fields and The Pyghtles are paddocks south of the church and almshouses have some of the most visually important views from the ancient stepping stone footpath, providing a landscaped setting for some of the most important historic buildings in Quanton.

LGS4: Station Road Farm Pastures comprise of three grasslands having special value to the community, providing a rural setting with views to and from the built up parts of the village. Two pastures have footpath access, with ancient stepping stones, of which one is ridge and furrow and one is used informally for recreation.

LGS5: The amenity space at the entrance to the bungalows 6-14 North End Road, enhance the openness of the street scene in the north eastern part of the village.

LGS6: The land at No. 13 Townsend allows light and views across the surrounding tightly built up part of the village within the Conservation Area.

- 1 This policy is to protect the green areas of special significance to the community, by designating them as Local Green Spaces which provide green buffers to the surrounding built environment.
- 2 It will offer protection from adverse activity such as car parking on the green spaces to avoid unsightly erosion and maintaining key views and a sense of space.
- 3 In Quanton, an extensive survey was carried out of all green spaces, both within the built up area and beyond. A scoring system was derived to decide which spaces were worthy of being designated Local Green Spaces. Those which scored highly, along with those that the community consider to be particularly important to protect, are designated as Local Green Spaces, as set out in the policy.
- 4 The Green (LGS1) is regarded by the local community as the hub of the village centre. It currently comprises of residential dwellings with a redundant retail unit (former butchers) and the George & Dragon public house.
- 5 Full details are set out the in the Local Green Spaces document which forms part of the evidence base of the QNP.
- 6 The protected Local Green Spaces (LGS 1-6) are identified on Figure 9 Local Green Spaces Map.





Figure 9. Local Green Spaces map

Policy QP9: Green Infrastructure and Biodiversity

Development proposals that demonstrate they will conserve or enhance the natural environment will be supported provided they:

- (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 biodiversity net gain such as enabling new native species habitat creation, or new green infrastructure.
- (b) Provide a full tree survey and arboriculture impact assessment to BS 5837 (latest version) where trees of local provenance within or adjacent to a site could be affected by development. The implementation of any protective measures it identifies to be secured by planning conditions. Ecology surveys required must be undertaken by a suitably qualified person and consistent with nationally accepted standards and guidance.
- (c) Incorporate bird and bat boxes with specific biodiversity enhancement features into new dwellings where bordering open space.
- (d) Protect existing hedgerows where at all possible as per the Hedgerow Regulations 1997 particularly when shielding the development from the highway.
- (e) Mitigate and compensate (that is avoid, minimise, restore and offset) for any loss of native species trees scrub or hedgerows and enhance wildlife value where possible.
- (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.

- 1 The village is fortunate to have a wonderful natural environment as described in section 3.5 which must be protected and enhanced to retain the rural character and biodiversity of the parish.
- 2 Development on or adjacent to identified SSSI and non-statutory sites in the Plan and priority habitats should be avoided.
- 3 The parish council is committed to the Hedgerow Havens Project and areas of green space have been allocated for wildflower and hedge planting, and it also supports the Buckinghamshire and Milton Keynes Biodiversity Action Plan.
- 4 Biodiversity net gains are an imperative along with protection of species such as great crested and other newts, bats, barn owls and birds of prey. The use of the DEFRA and Natural England endorsed Biodiversity Impact Assessment Calculator (as updated) quantifies ecological impact and outcome.
- 5 Under the Hedgerows Regulations it is against the law to remove most countryside hedgerows without the prior permission of the Local Planning Authority. The applicant should first check if the hedgerow has protection under the Regulations and to obtain permission to remove or reduce a hedgerow. Further protection is afforded should the authority decide to prohibit the removal by serving a Hedgerow Retention Notice.



Local Green Spaces dedicated to 'Sweep' who researched every field

9 Appendices

9.1 Contact details:

The Quainton Neighbourhood Plan can be viewed on the parish council's website www.quainton.org.uk or on Buckinghamshire Council's website.

Contact the parish council via The Clerk.

Tel: **07939 366424**

Email: parishclerk@quainton.org.uk

9.2 Acknowledgements

Quainton Parish council thanks those listed below for their help in the production of the modified Plan;

- Groundworks and Locality for funding the modification process
- Buckinghamshire Council Neighbourhood Planning for professional planning input and help with the maps
- Rachel Quigg - RQ Graphix
- Long Crendon Parish Council
- Wingrave with Rowsham Parish Council
- Parish OnLine Mapping
- G. Rodwell publication 'Quainton Now and Then'
- G. Rodwell publication 'Quainton History of some old houses and their inhabitants'
- Brian Fludgate for co-ordinating the consultations and Plan revisions
- Claire Lucas and Michelle Thompson for their tree survey work
- and the members of the Neighbourhood Plan Steering Group, Brian Fludgate, Claire Lucas, Michelle Thompson



9.3 Abbreviations Used/Glossary

- AVDC = the former Aylesbury Vale District Council, responsible for development plans, planning applications, etc. - funded by our council tax
- AVDLP = Aylesbury Vale District Local Plan, the extant local development plan currently in place until superseded by the VALP.
- VALP = Vale of Aylesbury Local Plan. The Modified (2019) Submission Plan, to replace the AVDLP
- QNDP = the made Quainton Neighbourhood Development Plan.
- QNP = the modified Quainton Neighbourhood Plan.
- Winwood Trust - charity owns land, almshouses and the allotment site in Quainton
- Footpath/footway/pavement = a 'footpath' is a public right of way across fields; a 'footway' is a pedestrian route; a 'pavement' is a man-made route for pedestrians, e.g. beside the road
- The parish council = Quainton Parish Council
- Quainton Memorial Hall, managed by a committee of representatives of the village organizations that use it
- The Saye & Sele trust owns the community hall in Lower Street which is also the venue for the pre-school
- NPPF = National Planning Policy Framework, introduced by the Government in 2012 (revised 2018 and 2021) setting out a new, simpler approach to planning, stating that new sustainable development should normally be encouraged
- SSSI = Site of Special Scientific Interest - a statutory term denoting an area of land notified under the Wildlife and Countryside Act 1981 as being of special nature conservation interest.

