

QUANTON NEIGHBOURHOOD PLAN

Modification Proposal Schedule

Prepared for pre-submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in respect of the made Quanton Neighbourhood Development Plan.

December 2020

MODIFICATION PROPOSAL: SCHEDULE OF PROPOSED MODIFICATIONS TO THE MADE QUANTON NEIGHBOURHOOD DEVELOPMENT PLAN

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 full Quainton Neighbourhood Plan Pre-Submission Consultation Document December 2020 that is published separately for consultation. In the final submission version of the Modified Plan, the Parish Council may also make non-material modifications (for example, to the Title and Foreword) to bring the new document fully up to date. It is not necessary for such modifications to be included in this schedule.

Made Neighbourhood Plan		Pre-Submission Plan: changes	
Currently named Policies and wording		Re-named Policies and wording	
Policy H1 Housing Location of Development (page 18)	<p>Within the Settlement Boundary, defined on the map on page 9 proposals for new homes will be supported where they respect the character of the immediate locality; contribute to local distinctiveness; and maintain appropriate amenity of adjacent dwellings.</p> <p>Apart from the special circumstances set out in paragraph 55 of the NPPF (appendix 3) there is a presumption against development of new homes outside the Settlement Boundary in the open countryside except on sites adjoining the Settlement Boundary along Station Road, where a distinct boundary to open countryside can be achieved and where appropriate amenity of adjacent dwellings can be maintained.</p> <p>Development proposals in the open countryside outside the Settlement Boundary will be</p>	Policy QP1: Quainton Settlement Boundary (page 23)	<p>(a) The Neighbourhood Plan designates a Quainton settlement boundary as shown by Figure 5 Settlement Boundary Map within which proposals for development will be supported where they respect the character of the immediate locality; contribute to local distinctiveness; and maintain appropriate amenity of adjacent dwellings.</p> <p>(b) Apart from the special circumstances set out in paragraph 79 of the NPPF there is a presumption against development of new homes outside the settlement boundary.</p>

	<p>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 agriculture and other land use 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.</p>		
<p>Policy H2 Housing (page 20)</p>	<p>Housing Development schemes should demonstrate the proposed mix and type of dwellings reflects existing and projected needs in the village, including two and three bedroom properties suitable for families with young children.</p> <p>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% must be suitable for inhabitation by older residents.</p>	<p>Policy QP4: Housing Mix (page 28)</p>	<p>(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.</p> <p>(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.</p>

<p>Policy E1 Environment (page 14)</p>	<p>This policy seeks to conserve and enhance the Conservation Area. Proposals are to be in keeping with existing buildings and the street scene. This is likely to require buildings or extensions to be finished in brick or natural stone, with clay or slate tiled roofs or thatched. Buildings should be of an appropriate scale, massing and proportions so as to ensure that they are in keeping with the traditional buildings located in the Conservation Area.</p> <p>Details of boundary treatment should be traditional and reflect the surrounding areas and screening should be provided for bin storage.</p>	<p>Policy QP2: Design in the Conservation Areas and its Setting (page 26)</p>	<p>This policy seeks to conserve and enhance the Conservation Area as shown by Figure 2 Conservation Area Map.</p> <p>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.</p> <p>Buildings should be of an appropriate scale, massing and proportions to ensure that they are in keeping with the traditional buildings located in the Conservation Area.</p> <p>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</p>
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<p>Policy E2 Environment (page 16)</p>	<p>Beyond the Conservation Area, 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 only be a maximum of two full height storeys and respect the spaces around buildings.</p> <p>New development proposals must not significantly detract from those parts of the views on the Key Views and Vistas Map presented on page 16 that are visible from locations that are freely accessible to members of the general public.</p> <p>All development should conserve and enhance the historic character and heritage assets of the Parish, in particular 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.</p>	<p>Policy QP3: Design beyond the Conservation Areas (page 26)</p>	<p>Proposals for development in the neighbourhood area will be supported provided that:</p> <p>(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.</p> <p>(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 5) that are visible from locations that are freely accessible to members of the general public.</p> <p>(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.</p> <p>(d) Development should not adversely affect neighbouring properties by way of loss of privacy, daylight, noise, visual intrusion or amenity.</p> <p>(f) They make provision for off-street car parking spaces in accordance with the adopted standards.</p> <p>(g) Boundary treatments should reflect the surrounding areas and screening should be provided for bin storage, gas bottles and oil</p>
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			<p>tanks.</p> <p>(h) New and innovative architectural design will be strongly supported within the settlement boundary, where they are sympathetically integrated into the existing street scene.</p>
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<p>Policy LE1 Local Employment (page 27)</p>	<p>Proposals to redevelop a site, where existing businesses are inappropriately located in the village and causing traffic congestion and adverse visual intrusion, will be supported if based on less intrusive uses, provided there is no significant net loss of employment.</p> <p>Applications to expand premises from businesses within the parish will be supported, provided they do not damage the residential environment and do not create significant additional traffic, nor have an adverse impact on the Conservation Area or landscape.</p> <p>Proposals will be particularly encouraged if they offer employment opportunities available to parish residents.</p> <p>All business development will be required to provide adequate on-site parking and manoeuvring space, minimise impact of pollution, including light pollution, noise pollution and not adversely affect</p>	<p>Policy QP5: Business Enterprise and Local Employment (page 28)</p>	<p>(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.</p> <p>(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.</p> <p>(c) Proposals will be particularly encouraged if they offer employment opportunities available to parish residents.</p> <p>(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 and well-designed new buildings provided they respect the character of the countryside and avoid the loss of valued agricultural land.</p>
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	the amenities of nearby residents.		<p>(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 and visitors.</p> <p>(f) 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>
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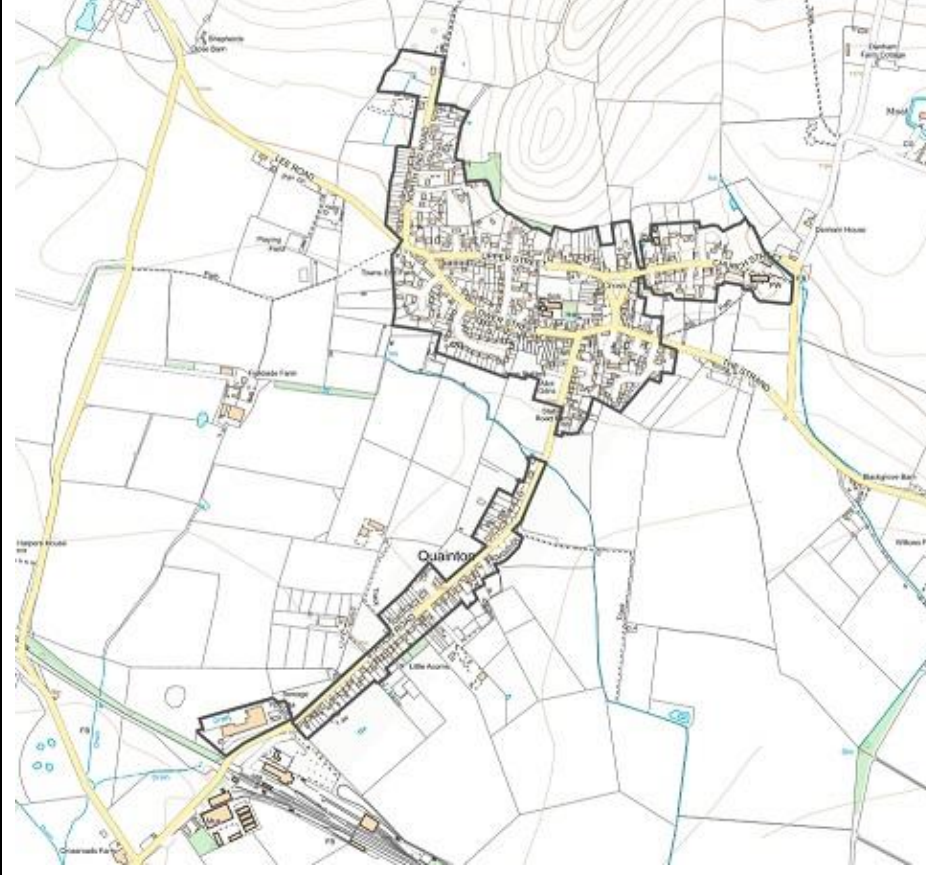

Policy CF1 Community Facilities (page 22)	<p>Development proposals that prejudice the retention of community facilities will only be supported where it is clearly demonstrated they are no longer fit for purpose or viable, or that an equivalent alternative facility is available within the parish.</p> <p>The provision of new or replacement community facilities will be supported subject to demonstration of satisfactory arrangements for traffic and parking provision and the safeguarding of residential amenity.</p>	Policy QP6: Community Facilities (page 29)	<p>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.</p> <ul style="list-style-type: none"> (i) Church of Holy Cross & St Mary (ii) Baptist Chapel, Church Street (iii) Butchers Shop, The Green (iv) Quanton School, Lower Street (v) Village Stores and Post Office, Church Street (vi) The George & Dragon P.H. and Tea Rooms, The Green (vii) Quanton Garage, Lower Street (viii) Quanton Memorial Hall, Station Road
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	<p>New footpaths and pavements will be required to be provided as an integral element to new developments linking in with the existing network subject to viability considerations.</p>		<p>(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</p> <p>(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.</p>
<p>Policy T1 Parking provision (page 28)</p>	<p>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 plot and where possible, room for visitor parking.</p> <p>Proposals to extend the number of bedrooms in a property must include a matching increase in the number of car parking spaces.</p>	<p>Policy QP7: Parking Provision and Traffic (page 30)</p>	<p>(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.</p> <p>(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. Garages should not count towards the total parking space requirement.</p>
<p>Policy T2 Traffic (page 29)</p>	<p>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.</p>		<p>(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.</p> <p>(d) The provision for off street vehicle parking spaces should be in</p>

			<p>accordance with the Neighbourhood Plan policies unless there are highly exceptional circumstances as to why off street parking provision should not be made, and every effort has been made to use reasonable alternatives.</p> <p>(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.</p>
<p>Policy NE1 Natural Environment – Green Spaces (page 24)</p>	<p>The areas listed below are designated Local Green Spaces which are protected from development unless very special circumstances can be demonstrated.</p> <p>LGS1: The Green is one of Quainton’s exceptional places, 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.</p> <p>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 Quainton Hills is simply idyllic and enhances this tranquil setting.</p>	<p>Policy QP8: Local Green Spaces (page 31)</p>	<p>No change to Policy wording</p>

	<p>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 Quinton.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
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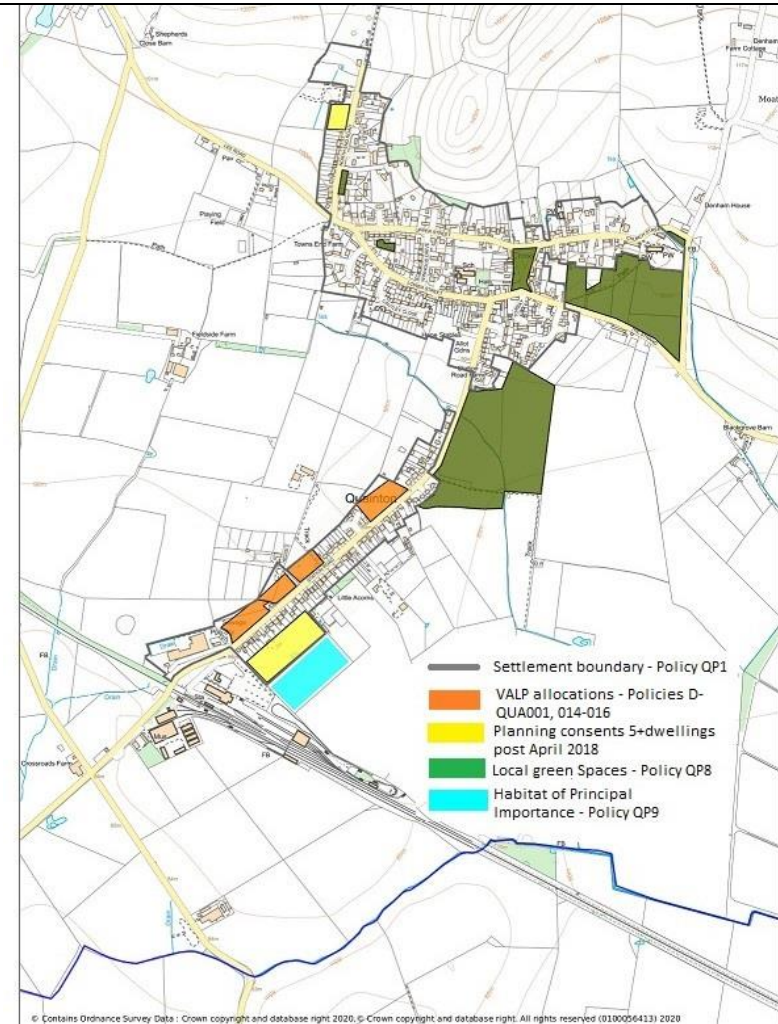
<p>(Policy NE2 Natural Environment (page 26))</p>	<p>Development proposals that demonstrate they will conserve or enhance the natural environment including achievement of a positive biodiversity impact or new green infrastructure will be supported.</p> <p>Proposals will be supported that:</p> <ul style="list-style-type: none"> • Are landscaped and include planting trees that respect the local distinctive landscape character and the proposed development, • Incorporate bird and bat boxes into new dwellings where bordering open space, • Are accompanied by a Tree and Hedgerow Survey and demonstratesympathetic development around trees of high or moderate quality in accordance • with current BS5837 national best practice, • Retain existing hedgerows where at all possible and the hedgerows are replaced if not • Mitigate and compensate for any loss of habitat and enhance wildlife value where possible. 	<p>Policy QP9: Green Infrastructure and biodiversity (page 33)</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> <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>
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Made Neighbourhood Plan	Pre-Submission Consultation Document
Quainton's Settlement Boundary (page 9)	Figure 5. New Settlement Boundary map (page 24)
 This map shows the settlement boundary of Quainton as defined in the Made Neighbourhood Plan. The boundary is a thick black line that encompasses the main village area, including the church, the school, and the main residential streets. It follows the natural contours of the land and the layout of the built-up area. Key roads shown include Lee Road to the north and the main road through the village. The map also shows surrounding fields, a stream, and various buildings and structures.	 This map, titled 'Figure 5. New Settlement Boundary map', shows a revised settlement boundary for Quainton. The boundary is a thick black line that is significantly more extensive than the one in the Made Neighbourhood Plan. It includes a large area of land to the north and east of the main village, which was previously outside the settlement boundary. The map shows the same core village area as the previous map but with a much larger area enclosed by the settlement boundary. Key roads and landmarks are also visible, providing a clear comparison of the proposed changes.

New additions

Policies Map showing the settlement boundary, land allocated for housing, local green spaces and habitat of principal importance.

Figure 6. Policies map (page 25)



This Schedule has been prepared by the Neighbourhood Plan Steering Group on behalf of Quinton Parish Council.

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