

# Quainton Neighbourhood Development Plan 2015 – 2033

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**Church Street 1907 photo P Lipson**



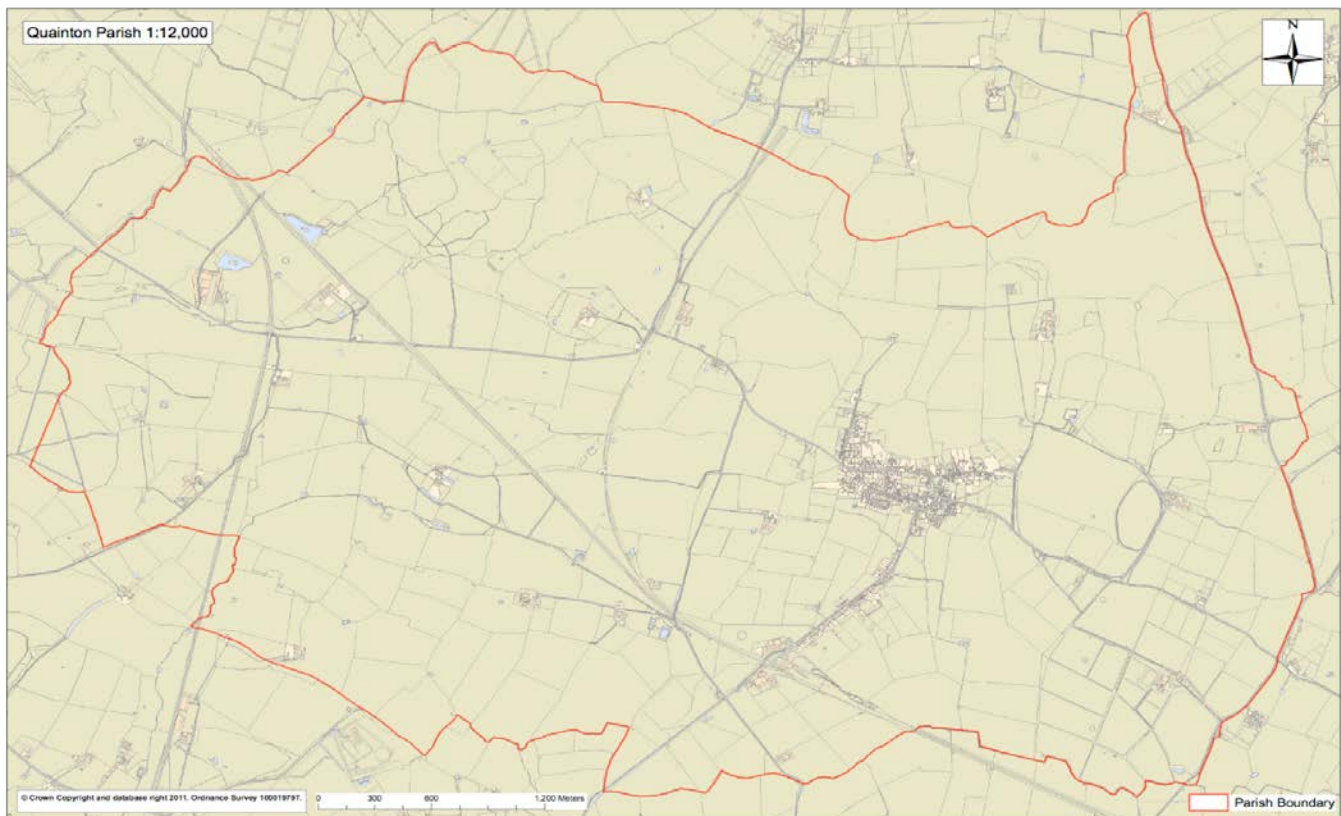
**Church Street 2015**

# 1. Why A Neighbourhood Development Plan?

1.1 The Localism Act was introduced by the Government in November 2011 and its aim was to devolve more decision making power to neighbourhoods. It allows people living in each local area to have more say in how their communities might be protected and develop in the future. In order to achieve this, the act empowered Parish Councils and local residents to produce a Neighbourhood Development Plan for the parish, establishing general policies for the development and use of land in the neighbourhood, dealing with planning matters of concern to the residents such as what type of properties could be needed in the future, where such houses might be built and how many would be needed to enable a parish to thrive. This document is a Neighbourhood Development Plan (NDP) as defined in the Act.

1.2 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.

## Quainton Neighbourhood Development Plan Area



1.3 The Neighbourhood Development Plan will have legal status. Once made, it will, in conjunction with the Parish Council's views, help AVDC determine planning applications using the Plan's policies. It will become part of the development plan for Aylesbury Vale which has to be the basis for planning decisions. A full suite of policies to deal with all matters has not been drawn up in the Neighbourhood Development Plan so, on matters where there is no policy in this plan, the National Planning Policy Framework (NPPF) or AVDC's policies will apply as appropriate. The Plan period is from 2015 to 2033.

## 2. The strategic context for the plan

2.1 The Government has set out various national policies to be followed, in the NPPF which this plan must have regard to. In addition, the policies in this Neighbourhood Development Plan need to be in general conformity with the strategic policies set out in the adopted Local Plan. These are the saved policies from the 2004 Aylesbury Vale District Local Plan (AVDLP) which do not conflict with those in the NPPF. AVDC has commenced preparation of a new Local Plan but this is not yet sufficiently advanced to be taken into account in this plan.

2.2 Growth in the Vale has been concentrated in the main urban communities. In the villages, including Quainton, there is expected to be limited growth. Quainton is a small village and has limited infrastructure and transport connections. In sustainability terms, the village has poor credentials.

2.3 The nearest shopping centre is 8 miles away, there is no medical centre or pharmacy within 3 miles. There is one small shop, a primary school, a public house, a Post Office facility for two hours a week and a mobile library service only 30 minutes monthly. The nearest secondary schools are in Aylesbury and Waddesdon. There is currently no pre-school or Nursery in the village.

2.4 There is very limited small-scale local employment, no train station, very limited bus service to Aylesbury Vale Parkway railway station, only 4 daily, with the last departure at 07.47am. Buses run hourly to Aylesbury until 13.19pm, after that a less frequent service operates until the last one at 17.47pm. The first bus from Aylesbury departs at 09.50am with the final one scheduled for 18.45pm.

2.5 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 in 2019. The rural roads are dangerous to cycle on because of speeding traffic. Accordingly, there is very high dependence on the car as the only appropriate form of transport available to residents to carry out their daily lives.

2.6 The village is a suitable location for some growth to sustain its vitality; but the level needs to be constrained due to its lack of infrastructure and its small to moderate population size of around 1,300 people in 550 homes. The Census in 2011 highlighted there were 1292 residents in 525 households in Quainton.

### Quotes from The Consultation Event

‘ I would like to see a pre-school back in the village’.

‘Please support the local shop’

‘Use it or lose it’

### 3. What is the role of the plan?

3.1 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 over the next eighteen years.
- It acknowledges that some housing development might be appropriate, provided it meets the policies in this plan and the current strategic plan for the whole district, the Aylesbury Vale District Local Plan ('AVDLP').
- It contains maps of the village showing the areas protected for various reasons for example , the new Conservation Area, important local views and Local Green Spaces.

### 4. The Village

4.1 Quainton has a unique and splendid environment. A settlement of sorts was almost certainly here during the Roman occupation. This was probably situated in the Carter's Lane area at the parish's Eastern boundary along the Roman Road leading from Fleet Marston to Thornborough. The village name means 'land owned by a queen'. Quainton was probably part of the dowry given to Alhflaed, first queen of Mercia on the occasion of her marriage to King Peada at Leicester in the year 653.

4.2 The Domesday survey of 1086 shows that there were three principal manors in the parish which remain identifiable to this day, at Denham, Shipton Lee and Diddershall.

4.3 Quainton still retains a large village green with the remains of a Saxon stone market or preaching cross. There is a medieval church, rectory, Baptist chapel, tower windmill and a mix of housing from timber-framed 17th century black and white thatched cottages, Georgian farmhouses, Victorian terraces and modern properties.



4.4 Quainton 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 Quainton, and its integrity as a cohesive but individual village and community, is maintained if it is to retain its appeal and historic character.

4.5 The village benefits from a thriving school, one pub with a coffee shop/tea room attached and a small village store. The grade II listed Buckinghamshire Railway Centre which is a popular tourist attraction, is situated on the outskirts of the village.

4.6 Over the years, as Quainton 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.

### **Quainton Windmill**

4.7 The windmill has dominated the local skyline since it was built in 1842 and this iconic building is considered to be one of the most significant features in the village.

4.8 As a working windmill with all its original mechanical parts, this historic building was given a Grade II\* listing by English Heritage in 2013. At that time Quainton Windmill Society commissioned two surveys that confirmed the mill's headframe was in a very poor state of repair. For safety reasons and to protect the fabric of the mill it was recommended that the sails, cap, headframe, and heavy cast iron brake wheel assembly be removed.

4.9 The Society is liaising with the windmill owner, to arrange the most expedient method of funding all the repairs and the replacement components. The restoration is underway and in the near future the Society hopes to get the mill operational again.



4.10 Much of the village is contained within a Conservation Area and Tree Preservation Orders are in place on some important trees. From an environmental aspect, notable tree species have been identified along the northern boundary of the village and in the southern part of Station Road leading up to and including the Railway Centre. One particular tree of note is the Live Oak on Lower Street. Leaves from this tree were used to feed the giraffes in London Zoo during the Second World War.



**Live Holm Oak on Lower Street**



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

**Photo Courtesy  
E. Serjeant**



4.12 The groupings of homes, local farms and facilities, open spaces and linking lanes and footways have allowed easy community movement and development. In consequence Quainton 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.



**Picture by Rosalind**

## 5. The Vision for Quainton

5.1 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 the moment but that 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.***

## 6. Community Engagement

6.1 In November 2011 and December 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 AVDC in producing its Local Plan. A further report was produced as the Vision for Quainton document in March 2013 enabling all views expressed to be fully represented for the NDP.



## 7. Publicity

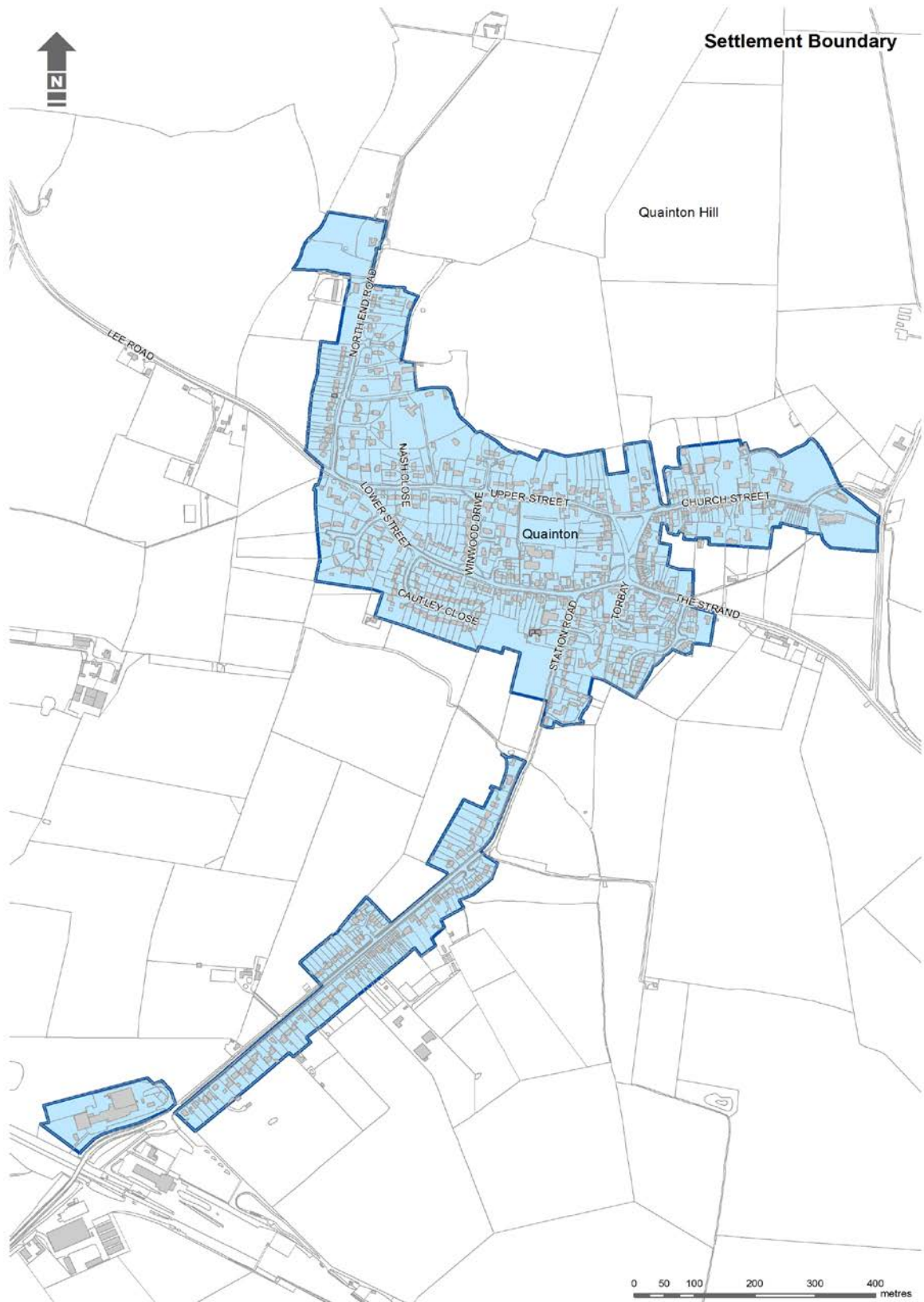
7.1 The key to the development of the Neighbourhood Development Plan were the effective steps taken to ensure that everyone living in the parish of Quainton was offered the chance to put forward their views on how the village should develop over the period of the Plan. To ensure a robust plan -

- 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.quainton.info](http://www.quainton.info).
- Consultation period on line 3rd July- 14th August 2015.
- Local Radio feature on Mix 96.

7.2 More detail on both the publicity, the events and the outcomes is provided in the Consultation Statement.



# Quinton's Settlement Boundary.



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## 8. Key Issues for Quainton

8.1 After analysis of the views expressed in the "Quainton Parish's Community Views Report" (January 20th 2012), "The Vision for Quainton" (March 2013) and the "Have Your Say Day", the following key issues to be addressed in the NDP have 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 Settlement Boundary as shown on page 9.
- 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 Quainton's 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 Quainton and, as such, should be retained and maintained.
- Back garden or any form of back land development is to be resisted.

## **9. Objectives to be achieved over the Neighbourhood Development Plan period.**

9.1 The need for a conservation focused land use plan has been identified by residents as a key requirement for Quainton's future. **Appendix 1** illustrates the linking of the policies and objectives below. Neighbourhood Development Plan Policies seek to achieve the following objectives:

- Facilitate the provision of a continuing mix of housing particularly for the elderly, the young and those with young families
- Balance potential growth with the need to protect the village environment
- Ensure that any development is in keeping with the local area in terms of its scale and appearance
- 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, landscape and archaeological remains
- Protect and enhance the rural landscape, particularly green spaces, footpaths, bridlepaths, recreation areas and important viewpoints
- Promote, protect and enhance bio-diversity and protect flora and fauna.
- Help to secure the future of the village shop, Public House and community facilities
- Promote traffic calming in the village
- Ensure adequate parking provision is provided in any future development
- Make appropriate provision for a changing agricultural economy

## **10. Sustainable Development**

10.1 It is a requirement of Neighbourhood Development Plans that they contribute towards the achievement of sustainable development.

10.2 This Neighbourhood Development Plan seeks proportionate and appropriate opportunities to meet the development needs of the local area by promoting sustainable development:

- by seeking new homes for young families
- by seeking new homes for elderly down sizers
- by maintaining and respecting the existing character of the local area through the protection of valued green spaces within the village and its surrounds
- requiring new developments to be of high quality design that respects the existing character of the village and in particular the housing design of surrounding properties



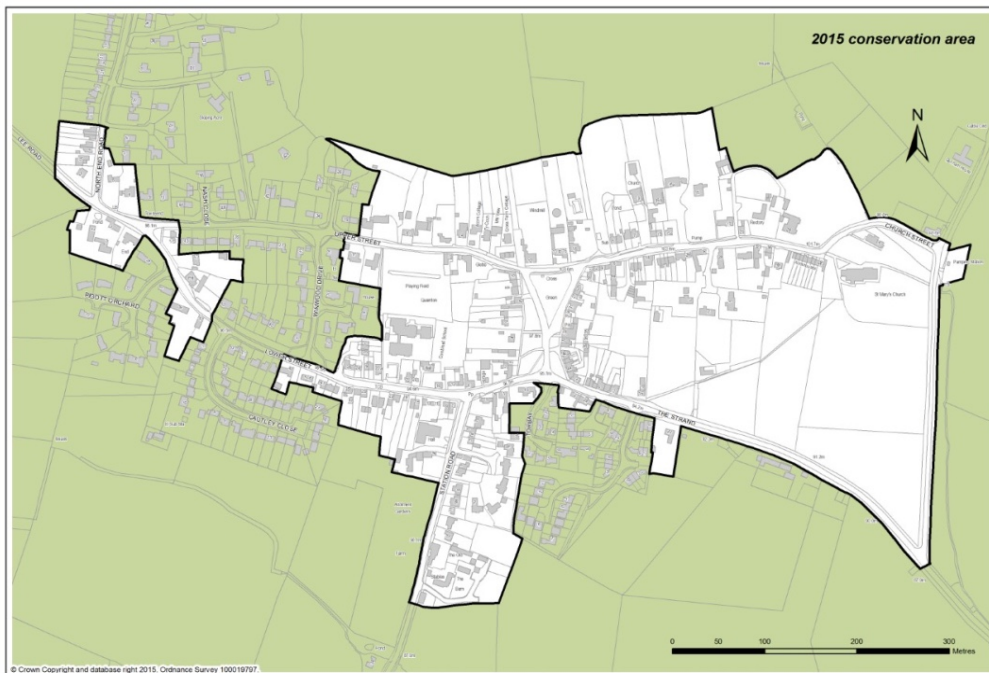
## 11. Protecting and Enhancing the Village Environment Land Use Planning Policies

### Conservation and Design

11.1 The village of Quainton is fortunate to have a beautiful environment. One of the key issues raised by residents is ‘the importance of keeping and developing the qualities of the village architecture and rural character’.

### The Conservation Area

11.2 The Conservation Area was originally designated in 1972 and the Neighbourhood Development Plan Group organized for a review to take place. The new Conservation Area was formally designated in November 2015. The importance of the built environment is analysed in the Conservation Area document and this evidence underlies the policies in the NDP. The Conservation Area is shown on the map below and its quality must be safeguarded in the future through the Conservation Area document and policies in the Neighbourhood Development Plan.



11.3 Although part of Quainton 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/rectory/almshouse complex,
- Townsend,
- and the landscape setting of Quainton which is fundamental to the historic character and significance of the village.

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

11.5 The village boasts two built landmarks- the Holy Cross and St Mary's Church at the Eastern edge of the village and Quainton 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.

11.6 Quainton has clearly defined spaces, for the example The Green and Townsend which are contained by buildings and frontage boundaries. 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.

11.7 Trees and vegetation play a fundamental role in establishing the character of Quainton and reinforcing its visual connection to the surrounding rural landscape. This is particularly apparent at the fringes of the village where there is a lack of clear definition between rural and built space.

11.8 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, such as The Holy Cross and St Mary's Church.

11.9 Quainton's connection 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).

11.10 In the Conservation Area, there is very little space for new development. Any new buildings or extensions will be supported if they reflect the style of the surrounding houses and out buildings. New developments will require natural stone or brick with clay, slate or thatched roofs. The detailed design and layout details are important, including walls, driveways and bin storage.

## Policy E1 Environment

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.

Details of boundary treatment should be traditional and reflect the surrounding areas and screening should be provided for bin storage.



## 12. Beyond the Conservation Area

12.1 The village comprises an attractive mix of building age and types. Whilst the buildings are quite tightly packed in the main part of the village, the development stretches out in a linear type of development down Station Road towards the Buckinghamshire Railway Centre. Beyond this, there are a few outlying farms within the parish boundary. It is really important that the distinctive rural character of the parish is maintained and residents recognised that there is 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 Quainton's built environment. Any new development of houses or commercial buildings, or even extensions to existing buildings, will therefore need to respect the character of the Parish and be sensitive to the immediate built surroundings.

12.2 All the long distance views gained within Quainton 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.

12.3 The 2015 Conservation Area Review is available on

[www.aylesburyvaldc.gov.uk/conservationareasreview](http://www.aylesburyvaldc.gov.uk/conservationareasreview)

12.4 The ancient stepping stones (circa 11th Century) and Victorian stone paths found throughout the Conservation Area and beyond, combine with the impressive stone footpath across the top of The Green to mark routes between Doddershall, Quainton, 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.

12.5 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 **Appendix 2**.

## Some examples of the remaining stone paths.



12.6 The Parish is surrounded by Archaeological Notification Areas and 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, will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

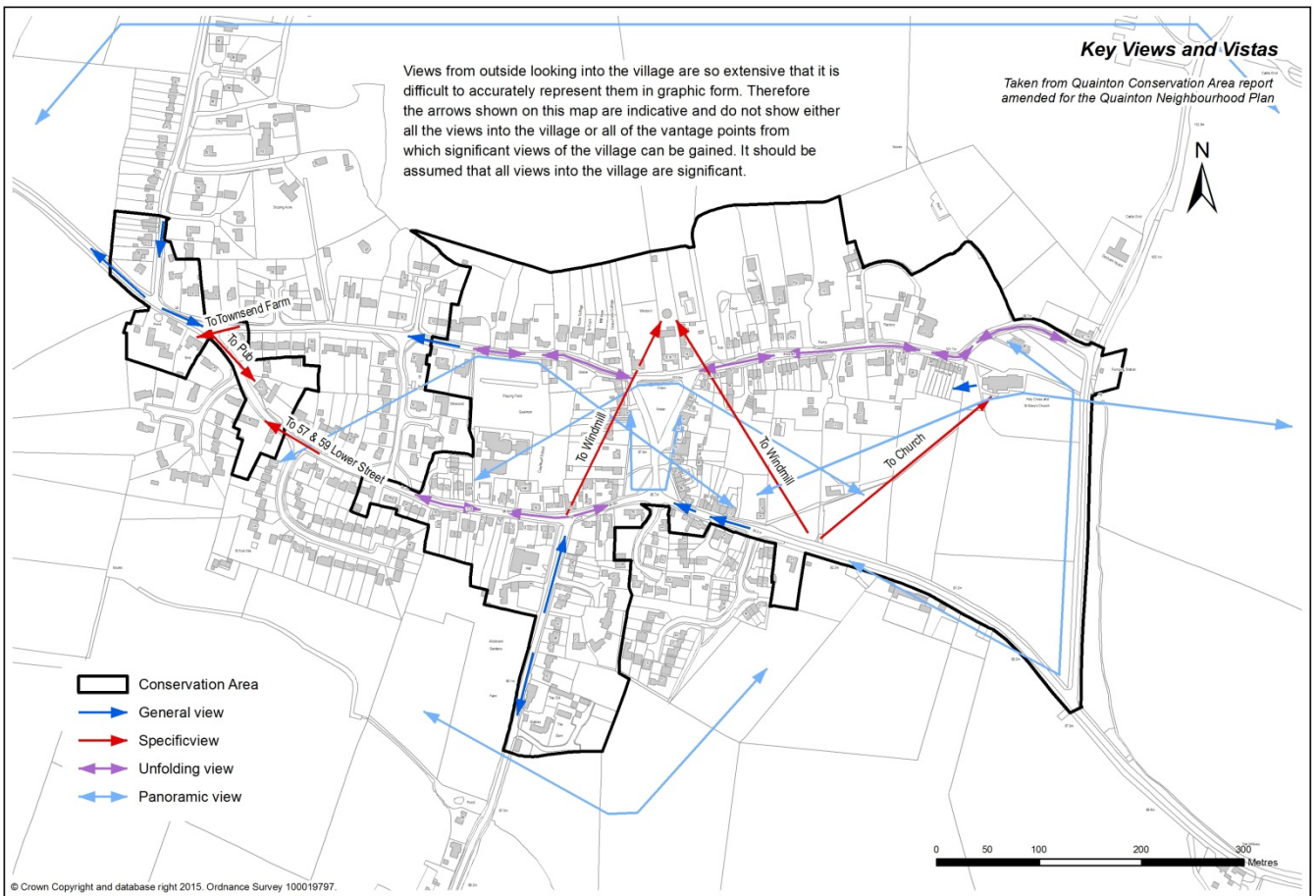
Quote- Buckinghamshire County Council Consultation response August 2015

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



# Key Views and Vistas

Adapted from Quinton's Conservation Area Review 2015



## Policy E2 Environment

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.

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.

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.

## Housing



## Existing position and future housing growth

13.1 In 2011, Quainton had 1292 residents in 525 dwellings. The number of households has recently increased to 551 due to 26 new homes being created between March 2011 and March 2015, including twelve units of affordable housing.

13.2 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, although backland development would not be acceptable. Backland development, particularly behind houses fronting Station Road would create a new settlement pattern which could set a precedent for uncontrolled development. 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.

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

13.4 This Neighbourhood Development Plan does not seek to identify specific sites for housing development. There are national policies which generally protect 'the countryside' from speculative development in the National Planning Policy Framework and the new AVDC Local Plan may allocate land for development in appropriate places.

13.5 The Settlement Boundary has been identified and adopted by the Parish Council and is shown on page 9. This boundary separates current built development from the open countryside and reflects settlement related uses within the boundary. Within this boundary, development relating to settlement type uses will be acceptable, taking into account other aspects, such as impact on appearance etc.

13.6 Beyond the Settlement Boundary, no new housing development will be supported other than that set out in policy H1.

- new housing provided for in the special circumstances set out in Paragraph 55 of the NPPF (as illustrated in **appendix 3**) including that essential for agricultural workers. This paragraph 55 is in the National Planning Policy Framework 2012 and could be subject to change in the future, so then any subsequent equivalent paragraph will apply.
- New homes adjacent to the settlement boundary along Station Road, where a clear and well defined distinct boundary to open countryside can be achieved.

13.7 In all cases, other factors such as impact on adjoining residents, views into and out of the Conservation Area, biodiversity and landscape will be also need to be taken into account .

13.8 Where possible the timing of new development should reflect the organic growth needs of the community and have regard to the existing size of the population, as well as to the limited provision of transport and community infrastructure.

## **Policy H1 Housing Location of Development**

**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.**

**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.**

**Development proposals in the open countryside outside the Settlement Boundary will be supported where they assist the sustainable growth and expansion of a business or enterprise in the countryside area, both through conversion of existing buildings and well-designed new buildings; promote the development and diversification of 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.**

## **14. Type of housing**

14.1 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.

14.2 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%).

14.3 There has been adequate provision of affordable homes in recent years with two sets of affordable housing, a mix of shared ownership and rented properties for people with a strong local connection totaling twenty dwellings. At the time of writing the Neighbourhood Development Plan it is not considered that additional affordable units need to be allocated. However, this situation may change over the Neighbourhood Development Plan period and if a need emerges, the preference is for an 'exception' site which will provide homes for local families in perpetuity. If any housing sites are allocated by AVDC in the future, a percentage of those homes is likely to be affordable.

## **Age Population Census Figures Quainton**

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

14.4 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. 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.

14.5 Although the over 60's 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.

14.6 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.

14.7 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.

14.8 The housing policy below favours quality smaller two and three bedroom properties to attract the down sizers and therefore releasing larger family homes. The same two and three bedroom properties will also be suitable for smaller family units not, as yet, able to afford larger homes in the village.

14.9 The consultation exercise has highlighted that elderly residents do not wish to live in one particular type of property and a mix of style and size is required to enable family visits. A

percentage of 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.

14.10 Bucks County Council confirms that the local primary school has sufficient capacity to accommodate low level future housing growth.

### **Policy H2 Housing**

**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.**

**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.**

## **15. Community Facilities**

### **Built Facilities**

15.1 The village has the good fortune currently to possess an excellent primary school, to be in the catchment area for an outstanding secondary school as well as the Grammar schools in Aylesbury, a small village store, a garage, a pub with coffee shop attached, a village hall and two churches; but these may come under threat. These facilities provide focus for village life and residents wish to see them retained and prosper. Should the opportunity arise, the village will welcome the reintroduction of a second Public House, provided it has appropriate parking facilities.

15.2 The Parish Council has obtained Community Asset Status for The Village Store, the Recreation ground in Upper Street and The George and Dragon Public House.



15.3 Quainton has a wonderful community spirit exemplified by the recent daffodil planting scheme, the fundraising efforts for the new Memorial Hall and the new and refurbished recreation facilities. The new 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.

15.4 The Saye and Sele Hall (in need of refurbishment at the time of this plan) offers volunteer groups a chance to meet in less expensive surroundings; the Parish Council and NDP group acknowledge its gratitude to the many who volunteer to support community projects and help to provide the village with a range of activities.

## Outdoor facilities

15.5 There are a number of outdoor facilities for recreation and leisure in and around the village. They include the recreation field on Lee Road which is owned by the Parish Council and leased to the Football Club, the sports field below the recreation field which is owned by the Saye and Sele Trust and leased by the Parish Council, with the tennis courts leased to the Sports Club.



15.6 The allotments are well used and are owned by the Winwood Trust and leased to the Parish Council. The school has a recreation field and leases the park on Upper Street to the Parish Council. In addition, there is the small playground at the Seechfield housing development which is owned by the Guinness Trust. For the purposes of the policy, all built and outdoor facilities are defined as community facilities. The policy will also cover any new facilities that are forthcoming in the future.

15.7 There are important meadows south of the church protecting much valued views and a wildlife garden adjacent to the church. All of these are designated Local Green Spaces.



15.8 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.

### **Policy CF1 Community Facilities**

**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.**

**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.**

**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.**

## **16. Natural Environment**

### **Local Green Spaces**

16.1 National Planning Policy allows Neighbourhood Development Plans to protect green areas of special significance to a community, by designating them as Local Green Spaces. In Quainton, an extensive survey has been 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 Policy NE1 and identified in the Local Green Spaces map on page 23. Full details are set out in the Local Green Spaces document which forms part of the evidence base of this Neighbourhood Development Plan.

16.2 The protected Local Green Spaces (LGS) are identified on the Local Green Spaces map below. **A more detailed justification can be found in the Local Green Spaces document.**

# Designated Local Green Spaces





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

### **Policy NE1 Natural Environment- Green Spaces**

**The areas listed below are designated Local Green Spaces which are protected from development unless very special circumstances can be demonstrated.**

**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.**

**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.**

**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 Quainton.**

**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.**



## 17. Trees, Hedgerows and Wildlife

17.1 The village is fortunate to have a wonderful natural environment which must be protected and enhanced in order to retain the rural character of the parish. This has been recognized as a key issue by residents. The meadows and wildlife garden created in recent years, should be sacrosanct and provide a rich facility for residents to enjoy the natural environment.

17.2 There are many mature trees that help provide a green landscape for the local environment. Many of the trees are protected by the Conservation Area provisions or by Tree Preservation Orders. The Parish Council wishes to see trees and hedgerows retained and protected and for further trees and hedgerows to be planted to maintain the village for future generations. They will seek a volunteer tree expert to help assess the major trees in the village. The Quinton Village Society are planning to replace some of the large decaying trees along the Blackgrove Road, just before the easterly entrance to the village. This is a welcome initiative.

17.3 The Parish Council is keen to ensure that development proposals will have a minimal impact on biodiversity and where possible result in net gains to biodiversity. The use of the DEFRA and Natural England endorsed Biodiversity Impact Assessment Calculator (as updated) will be required to quantify ecological impact and outcome. Only neutral or positive scores will be approved.

17.4 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 AVDC's Green Infrastructure Strategy 2011 and Buckinghamshire County Council's Green Infrastructure Delivery Plans.

17.5 The Parish Council support 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 current status of land use by farmland birds. Features within the landscape these birds use should be retained and any loss of habitat as a result of development must be mitigated, compensated and enhanced.

17.6 Natural England commented August 2015 'we support the commitment to a net increase in biodiversity outlined in policy NE2'.

17.7 Quote from Bucks Bird Club 'the terrain on Quinton 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 on to Africa. In summary Bucks Bird Club confirm that Quinton hills and base level farmland are one of the most important bird sites in the County.'

17.8 There are two Sites of Specific Scientific Interest in the parish of Quinton, Finemere Wood (National Grid Reference SP718218) and part of Grendon and Diddershall Woods (National Grid Reference SP710210). "Finemere Wood is a large ancient woodland supporting rich communities of native plants, birds, insects and other animals. In particular 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.”

**The rare Redstart photographed at Quanton  
courtesy of Bucks Bird Club.**



### **Policy NE2 Natural Environment**

**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.**

**Proposals will be supported that:**

- 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 demonstrate sympathetic 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.**

## 18. Local Employment

### Encouraging Local Businesses

18.1 In the Parish Plan published 2009 and subsequent questionnaire and consultation, support was strong for accommodating local business development, for a limited expansion of employment areas to meet local needs, and for a positive approach to enable farms to diversify. With the advent of faster broadband speeds available to the majority of residents in the village, the potential to run businesses or work from home has improved. For the purposes of the policy, the term 'businesses' or 'business development' includes any commercial activity, such as small scale businesses, retail and countryside businesses.

18.2 New business expansion has to respect the rural locality, recognising that there are problems on local roads relating to the built environment, with congestion and parking making it difficult to manoeuvre larger vehicles through the village. New local employment will be encouraged, particularly opportunities for parish residents, to minimize the amount of travelling to work by car wherever possible. 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 to our local economy. Farms also provide the attractive landscape that surrounds the village, a focus for walks and recreation. They keep children in contact with the sources of food. It is essential that the farming economy is secured and to do this diversification in the use of buildings and some land may well be necessary.

#### **Policy LE1 Local Employment**

**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.**

**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.**

**Proposals will be particularly encouraged if they offer employment opportunities available to parish residents.**

**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 the amenities of nearby residents.**

## 19. Parking Provision

### Provision of parking

19.1 Due to the rural nature of the village it is evident that many families can have three or more cars outside their homes, especially as families grow. Public transport in the Parish is inevitably limited, bearing in mind the economies of bus service operation; and car ownership for most residents is a necessity. 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.

19.2 On-site car parking should be provided in any new development to avoid cars being parked on the road, on pavements and on grass verges, detracting from the environment and creating 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 for storage. Given this, it is preferred that garages do not count towards the parking provision. Tandem parking can also lead to cars being parked on the road and preferably should not be included within the parking provision. This Neighbourhood Development Plan provides for parking standards at levels that conform with or exceed those recommended by AVDC. New parking standards adopted by AVDC will be implemented where they do not fall below the minimum set out in the policy.

### **Parking for Quanton School**

19.3 As with many village schools, the growth of school numbers has brought with it problems at drop off and pick up times. The school is in the Conservation Area alongside many older properties without off-road or limited off road parking which presents a problem when parents take their children to the school in vehicles.

19.4 Issues were highlighted during the consultation period including the inconsiderate parking and the sheer numbers of cars driven by parents delivering and collecting their children to/from school creates.

19.5 The Parish Council will continue to work with the local police on methods to clamp down on inconsiderate parking and with the school to consider the following: walking to school initiatives; more children attending breakfast and after school clubs to stagger entry/exit times; parents dropping off/collecting their children using vehicles should use the albeit limited parking at the Memorial Hall or The Green.

19.6 Parking, speeding and traffic congestion attracted the most concerns expressed by residents during the consultation exercise.

Quotes from the consultation event include-

'The traffic and speed on Station Road is an accident waiting to happen, especially at rush hour'

'Parking along the top of the Green and the turning from Upper Street gives buses and the like problems and causes damage to verges etc'

'Drop off on school run- terrible congestion'

#### **Policy T1 Parking provision**

**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.**

**Proposals to extend the number of bedrooms in a property must include a matching increase in the number of car parking spaces.**

## 20. Traffic Congestion and Calming

20.1 Several traffic and safety issues were highlighted in the consultations. By nature of the fact that Quinton is a rural village with narrow streets several issues have evolved over time as more and more cars are used by residents. The specific areas of concern were identified as part of the consultation exercise and appear in the comment spreadsheet in the consultation document. Any new development must not exacerbate these issues and must undertake improvements to limit their impact. Where the cumulative impact is severe, development will be refused.

20.2 Speeding, congestion and inconsiderate parking are national issues and, as such, very difficult to solve. There are a number of measures that the Parish Council will implement to try to reduce the impact of traffic. They include:

- Volunteers to man the newly acquired Speedwatch at key points in the village to educate people (residents and non-residents alike) of the dangers of speeding and to provide local police with information on speeding offenders
- The two vehicle activated signs will continue to operate as a reminder of the speed vehicles are travelling
- Work with Bucks County Council to ensure warning signs are kept up to standard at the entrances of the village (distinguishing red Tarmac and 30 mph signs on road)

### **Policy T2 Traffic**

**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.**

## 21. Infrastructure

### **Water and Waste and other services**

21.1 Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

21.2 Thames Water must also be consulted regarding proposals involving building over or close to a public sewer and developers should engage with Thames Water at the earliest opportunity.

'Thames Water support policy I1 and its supporting text as it recognises the importance of considering the impact of development on water and wastewater. It may be necessary for developers to fund studies to ascertain whether a proposed development will lead to an overload of existing wastewater and water infrastructure.'

Environment Agency state - 'we support I1 to ensure there is adequate sewage and water supply capacity for new development'.

## Policy I1 Infrastructure

Developers will be required to demonstrate that there is adequate water supply and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.



**Lower Street**  
Photo courtesy of D Butler

**Lower Street 2015**

## 22. Monitoring

22.1 This Neighbourhood Development Plan and its policies have been prepared to deal with issues raised by residents and to ensure the objectives that have been agreed are implemented. The policies and the Neighbourhood Development Plan as a whole will be used by the Parish Council to comment on planning applications in the Parish.

22.2 The Parish Council will report on how the Neighbourhood Development Plan is being implemented. It is important to check that progress is made to meet the objectives and that the Neighbourhood Development Plan is soundly based on the most up to date information.

22.3 The Neighbourhood Development Plan will be reviewed as necessary to update it and to secure the views of local residents. This will include a review of the phasing of development, the matching of homes to local need and the effectiveness of the Neighbourhood Development Plan policies. If a requirement for housing across Aylesbury Vale District is identified, with an amount being sought in villages such as Quainton, this Neighbourhood Development Plan will be reviewed either in part, or as a whole, to ensure that any new housing provision is appropriate in scale, form and location to the village.

22.4 The Parish Council will take into account the results of regular monitoring information when considering applications for development both prior to and after any review of the Neighbourhood Development Plan.

## Contact details

The Quainton Neighbourhood Development Plan can be viewed on the Parish Council's website or on Aylesbury Vale District Council's website.

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- Environment Agency
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- G. Rodwell 'Quainton History of some old houses and their inhabitants'.
- Premier Industries
- Holy Cross and St Mary's Church
- Brian Fludgate the Quainton Parish Clerk
- and the members of the Neighbourhood Development Plan Group

## Abbreviations Used/Glossary

- AVDC = Aylesbury Vale District Council, responsible for development plans, planning applications, etc - funded by our council tax
- AVDLP = The Aylesbury Vale District Local Plan, the extant local development plan at the time this Plan is published.
- BCC = Bucks County Council, responsible for education, roads, adult social care, etc - funded by our council tax
- NDP = Neighbourhood Development 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 organisations that use it
- NPPF = National Planning Policy Framework, introduced by the Government in Spring 2013, setting out a new, simpler approach to planning, stating that new development should normally be encouraged
- Quainton Village Society
- DEFRA = Government Department of the Environment Food and Rural Affairs
- NE = Natural England
- 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.

## Appendix 1



## Table showing relationships between Objectives and Policies

Objective to	Policy
Facilitate the provision of a continuing mix of housing particularly for the elderly, the young and those with young families.	H2
Balance this potential growth with the need to protect the village environment.	E1, I1
Ensure that any development is in keeping with the local area in terms of its scale and appearance.	E2, E1
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.	E1, E2, H1, CF1, NE1, NE2
Protect the rural landscape, particularly green spaces, footpaths, bridlepaths, recreation areas and important viewpoints.	NE1, NE2, I1
Promote bio-diversity and protect flora and fauna.	NE2
Help to secure the future of the village shops, Public House and community facilities.	CF1
Promote traffic calming in the village.	T2
Ensure adequate parking provision is provided in any future development.	T1
Make appropriate provision for a changing agricultural economy.	LE1 , H1

## Appendix 2

# Map of areas where stone pathways or remnants of stone pathways have been identified.



## **National Planning Policy Framework 2012- Paragraph 55.**

**55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:**

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or**
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or**
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:**
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;**
  - reflect the highest standards in architecture;**
  - significantly enhance its immediate setting; and**
  - be sensitive to the defining characteristics of the local area.**



