

Little Missenden Parish Neighbourhood Development Plan

Examiner's Clarification Note - RESPONSES

Examiners Points		Response
Policies LC1 and LC2 The policies take a very positive approach to landscape character. I am minded to recommend a modification to both policies so that Buckinghamshire Council can apply its details in a proportionate way. This would avoid unreasonable expectations being placed on minor and domestic proposals. Does the Parish Council have any comments on this proposition?		Noted and agreed
Policy HE1 I saw the importance of the Conservation Area during the visit. Nevertheless, does the policy bring any added value beyond national and local policies? If so, could the policy make appropriate reference to the Design Guidance and Codes?		Agreed. It is suggested that the Policy could be amended to read: <i>Development in the Little Missenden Conservation Area and its setting should achieve high quality design, set in a clear context in terms of materials, scale, setting and layout.</i> <i>The following criteria apply:</i> • <i>Development must be in accordance with the relevant design principles and codes set out in the Little Missenden Parish Design Guidance and Codes.</i> • ~~Development where~~ <i>The scale and massing of new buildings must responds to and reflects the immediate area;</i> • <i>Use of locally distinctive details will be required (materials, openings/access and boundary treatments).</i>

Examiners Points		Response
		<i>Applicants must explain, in a Design and Access Statement and/or Heritage Statement, how the proposal will address these criteria.</i>
Policy HE2 I saw the significance of the proposed non-designated heritage assets during the visit. The policy approach helpfully reflects that in paragraph 216 of the NPPF.		Noted, thank you
Policy SD1 I saw the way in which the various settlements in the neighbourhood area were separated one from the other. On the one hand, the policy addressed Strategic Buffer Zones in a non-prescriptive way that does not prevent development but requires that it avoids an unacceptable impression of merging settlements/parts of settlements by themselves or through cumulative impacts with other developments. The policy is also underpinned by the Strategic Gaps and Buffer Zones background note. On the other hand, the policy approach raises the following issues:	Inconsistencies in the identified neighbourhood area and some Strategic Buffer Zones.	The apparent inconsistency is deliberately drawn to the reader's attention to make it obvious that we recognise that some of the proposed buffer zones are outside of Little Missenden Parish and that we are dependent on other parishes for their implementation as per the precedent created in the HW8 Tralee Farm development.
	Different ways in which the Strategic Buffer Zones are displayed.	The different display options are used for the Buffer Zones simply to reflect their location inside or outside of our Parish.
	the added value of the policy beyond the existing protection offered by the Green Belt.	This matter has been carefully considered by the Parish Council over the production time of the Neighbourhood Plan which is reflected in the production of a Background Paper to accompany the Neighbourhood Plan. The lack of progress on a Buckinghamshire-wide Local Plan to replace the outdated Chilterns Local Plan and Core Strategy and the introduction of 'Grey Belt' in the NPPF led to the conclusion that an additional indication of the importance of this area to the Parish in terms of landscape and impact on the character of the village should be highlighted. This approach has been very much supported by

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		local residents during the production of the Neighbourhood Plan (see Consultation Statement) The extent of the buffer zone is local in nature and not strategic and its inclusion within the Neighbourhood Plan is considered to be entirely appropriate. The Strategic Buffer Zones designation will reduce the difficulties for the Local Planning Authority in refusing individual planning applications for piecemeal developments which can nibble away at the important gaps/space between the individual settlements or different parts of the settlement i.e the policy allows a cohesive approach to be taken.
In this context, it would be helpful if the Parish Council expanded generally on the approach it has pursued in the Plan.		From the start of this process the Parish Council and Neighbourhood Plan Steering Group recognised and fully supported the controlled development of new housing in our Parish. In developing the Neighbourhood Plan, we sought to identify the important and critical elements of particular relevance to the villages and wider Parish that should be preserved while ensuring that the preservation of our local identity did not prevent well-presented, sympathetically planned new developments. We consider our approach to be a very positive step in assisting developers to plan their development satisfactorily. The mandatory buffer zone implemented in the High Wycombe Local Plan for the HW8 Tralee Farm development was designed specifically and enshrined in policy (Local Plan 5.1) to prevent the coalescence of Holmer Green and Hazlemere. This buffer zone demonstrated the mechanism used to preserve our separate identities without preventing or adversely impacting the development of the site. This innovation demonstrated how we might achieve our objective of preserving the separate identities of the settlements and parts of the settlement of Little Kingshill while not obstructing new housing developments. We then based our approach to achieving our objective on the principle established in the High Wycombe Local Plan and refined this to define the principles of the Strategic Buffer Zones applied in our Neighbourhood Plan. Having established the principles, we applied the Strategic Buffer Zone and Strategic Gap options to deliver the limited size gaps and zones we believed

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		essential to prevent coalescence and loss of identity in the limited numbers of locations where coalescence could be established without them.
Paragraph 10.11 of the Plan also raises related issues about the Plan's anticipation that Buckinghamshire Council will revise Green Belt boundaries in the parish, and that it is the role of a neighbourhood plan to identify land that should not be allocated for development in the emerging Local Plan. It would be helpful if the Parish Council explained its approach to these matters both generally, and given the comments that Buckinghamshire Council has made in its representation about its approach to Green Belt in the neighbourhood area.		This paragraph could be updated given the progress on the Buckinghamshire Local Plan, bearing in mind that the Neighbourhood Plan is likely to be made prior to the Local Plan being adopted by Bucks Council. Whilst designation (or strategic changes to the Green Belt boundary) of Green Belt is not a matter for the Neighbourhood Plan, the policy provides for protection of small scale areas where development would have an adverse impact on the character of the Parish which we believe is a matter for the Neighbourhood Plan.
The Strategic Gap and Strategic Buffer Zones in Little Missenden Parish background note and paragraphs 10.5 and 10.6 of the Plan refer both to Strategic Gaps and Strategic Buffer Zones. However, the policy refers only to the latter. Was this a deliberate approach?		Strategic Gaps are deliberately not included in the policy as the only example was on the Tralee Farm HW8 development (outside the Neighbourhood Area) which was used to explain the logic of our approach.
Policy SD2		Thank you

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This is an excellent policy that is underpinned by the Design Guidance and Codes. The work on character areas is very distinctive. In the round the approach taken is a very positive local response to Section 12 of the NPPF.		
Policy SD4 I understand the approach taken in the policy towards the delivery of smaller homes. However, paragraph 10.3 acknowledges that there is no current detailed evidence available. On this basis is there any evidence to support the policy?		There is no specific local evidence to support this policy apart from the extremely expensive house prices in this area, particularly outside Holmer Green. However the Executive Summary of the Buckinghamshire Local Plan Housing Needs Assessment Buckinghamshire Local Housing Needs Assessment shows that the Future Housing mix 2024- 2045 needs to be a larger number of smaller units (1 & 2 bedroom) as compared to 3+ bedroom units (45,034 vs 39,148)
Policy LF1 In the final part of the policy is 'encouraged' intended to read as 'supported'?		Yes, agreed
Policy LF3 The proposed Local Green Spaces are helpfully underpinned by the details in Annex 4.		Noted
Policy LF4 In the first part of the policy is 'encouraged' intended to read as 'supported'?		Yes, it would be more appropriate to read 'supported'.

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Policy TT1 Does this policy bring any added value beyond that provided by national and local planning policies?		This policy is important to the Parish given that congestion (often caused by parking) is a local issue, particularly in the context of Holmer Green where publicly accessible parking space allows access to local facilities which are not available in other settlements in the Parish and the wider area. This is explained in paragraphs 12.6 to 12.8, although reference could be inserted into the policy regarding Holmer Green.
Monitoring and Review The Plan addresses these matters in a positive way. In particular it acknowledges that the adoption of the emerging Local Plan may cause the Parish Council to consider the need for a review of a made neighbourhood plan.		Noted
Representations		
CALA		Comments on SD3 (SD4) - Disagree, there is a Bucks Council wider need for smaller homes i.e. 1-2 bedroom homes. Buckinghamshire Local Housing Needs Assessment
Mrs M Bradstock		Mrs Bradstock's comments are noted with thanks. Little Missenden Neighbourhood Plan has been in the making for a number of years. At the time of assessment the access track in the identified field was used as a short cut to footpath no. LM1/31/1. Cutting a corner, signs were not in place to indicate private property and some would access the field by climbing through post and rail fencing either side of the gate. It is acknowledged that Mrs Bradstocks' comments are now factually correct, signs are now in place and public use is minimal. It's commercial use for hay making is also acknowledged, albeit of small scale.

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		Whilst this particular field doesn't command the beauty or community value as described for the central fields, it does contribute as a notable gap between two of the three GB5 areas which forms the unique layout of the village. The Buffer Zone would ensure that this field remains agricultural land (not accessible land) separating the parts of Little Kingshill. Amendments to the text can be made reflecting that this is not accessible land.
Richard Bradstock		Mr Bradstock's comments are noted with thanks. Little Missenden Neighbourhood Plan has been in the making for a number of years. At the time of assessment this particular fields track was used as a short cut to footpath No. LM1/31/1. Cutting a corner, signs were not in place to indicate private property and some would access the field by climbing through post and rail fencing either side of the gate. The fields ownership is acknowledged with Mr Bradstock's right of way over this land, in addition to an agreed arrangement for a stewardship of the land with neighbours to the east of the field. It is also acknowledged that Mr Bradstocks' comments are factually correct, signs are now in place and public use is minimal. Its commercial use for hay making is acknowledged, albeit of small scale. Whilst this particular field doesn't command the beauty or community use value as described for the central fields, it does contribute as a notable gap between two of the three GB5 areas which forms the unique layout of the village. The rural heart buffer zone has been deliberately drawn as indicative and not precise. It has been positioned in a diagonal zig zag to indicate a concept of the importance of maintaining the villages historic build form, a pattern with a strong sense of rural openness. Taking a view point SE to NW in order to protect the rural form of the village this field was included in the rural heart buffer zone stopping on the SE side of footpath No. LM1/31/1. It is not intended to interfere with any existing agricultural activity of which the Neighbourhood Plan would endorse. The Buffer Zone would ensure that this field remains agricultural land (not accessible land) and not built on, thereby ensuring the access remains to

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		Bramley Farm. Amendments to the text can be made reflecting that this is not accessible land.
Rural Solutions		The points made by Rural Solutions are noted. <u>SD1 - Inconsistency with Local Planning Policy</u> We do not accept that our policy SD1 is inconsistent with local planning policy. It is simply building on the mechanism established in the High Wycombe plan (Local Plan 5.1) whereby coalescence of neighbouring villages was avoided by ensuring a gap remained in place as part of the planning permission. <u>Implementation</u> We consider that the premise of the Buffer Zones is clear as defined in the plan and visually on the maps. For clarity, they are fully defined in the Strategic Gap and Buffer Zone background document and, as stated, are to consist of “no more land than is necessary to prevent the coalescence of settlements or parts of settlements”. We believe that the definition of the critical need for, and scale of Buffer Zones will be a positive assistance to developers when making their plans.
<u>Nexus</u> on behalf of Hawridge	Various	It is fully accepted that the entrance to the Tralee Farm development will be made through 20 Wycombe Road with full planning permission granted by Buckinghamshire Council. Therefore, we do not believe that the Neighbourhood Plan is required to allocate the land for this purpose. However, the points raised by Nexus are largely about the access to the site from Holmer Green and the legality of the inclusion of the principle established in the High Wycombe Local Plan to prevent coalescence of our villages. The Neighbourhood Plan does not seek to make the Tralee Farm development subject to policies in the Neighbourhood Plan. It is included simply to illustrate what has already happened on the Parish boundary and to document the constraints and considerations applied to it by Buckinghamshire Council to demonstrate the need for a mechanism to prevent coalescence in the Parish. <u>Summary</u> Point B page 2. The Tralee Farm Strategic Gap is not included in the Neighbourhood Plan as a defining clause of that plan but is merely included to demonstrate the existing,

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		recent precedent on which we developed the principles of our Strategic Gaps and Strategic Buffer Zones. Point F page 2. Our Neighbourhood Plan does not allocate land for the northern access route to Tralee Farm through 20 Wycombe Road as this access and demolition of that property has already been approved by Buckinghamshire Council.
Buckinghamshire Council		The points and suggestions made by Buckinghamshire Council are all noted. Typos and updates can be actioned when the Examiners Report is received and the Neighbourhood Plan is prepared for referendum (typo page 4, NE2 reference to BNG, change in reference numbers to reflect new NPPF, Annex 2 etc, Title of Annex 4)
	NE1	Disagree with change in policy wording, it would dilute the intention to protect these important assets. Unfortunately, there is no record showing all the historic orchards and cherry orchards in the Parish. They can be identified on a case by case basis when the LPA is considering planning proposals.
	HE2	Noted and agreed this would be helpful
	<u>SD1</u>	It is fully accepted that the Tralee Farm Strategic Gap and Watchet Lane Buffer Zone are outside the area covered by the Neighbourhood Plan. The Tralee Farm Strategic Gap is included to demonstrate and establish the previously established principles applied to prevent coalescence. The Watchet Lane Buffer Zone is an application of that same principle documenting the need for the same treatment of a potential development in the land behind the existing houses which are in Holmer Green.
	<u>SD1 part 2</u>	The illustration of the LKRH Buffer Zone on the map was considered carefully and it was felt that an indication would be more likely to be accepted than full shading of the whole area. However, this could be done if preferred. The identification of the need for the LKRH Buffer Zone was considered necessary because of the high level of ongoing pre planning application activity of a developer on this specific site and the changes in Green Belt status seen in other areas.

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		It is essential to establish the areas covered by Buffer Zones to assist developers who may be evaluating the various parcels of land for development potential in the parish. The Neighbourhood Plan was submitted prior to the publication of the Green Belt Review for the emerging Buckinghamshire Local Plan. Whilst it is recognised and welcomed that the area between the parts of Little Kingshill is proposed to remain in Green Belt and is not recognised as Grey Belt, the emerging Local Plan is not yet adopted and whilst this uncertainty remains, the Neighbourhood Plan policy does add clarity in a location where development pressure is high.
	Policy LF1	This type of policy has been used successfully in other Neighbourhood Plans. Such a policy would not be able to be applied to permitted development.
	Policy LF2	The proposed change in policy wording isn't necessary, nor is a list of open spaces, allotments and recreation facilities.
	Policy LF3	Noted. All the designated LGS are important to the community and none should be deleted because they are in the Green Belt (this would leave only those within Holmer Green). As we know, the Green Belt is under review through the Local Plan which is not yet adopted.
	Heritage	Policy SD3 refers to retrofitting heritage buildings.
	Policy SD4	If Buckinghamshire Council think a policy should be included regarding local targets for affordable housing, this could be included (with their guidance) when the Neighbourhood Plan is reviewed.
	TT1 & TT2	These policies have been kept to local issues, not those covered by LPA/Local Plan/Government Guidance/Building Regulations.

Question for Buckinghamshire Council

The representation from Hawridge Land refers to planning applications in relation to the development of the Tralee Farm site. Have the relevant conditions been discharged on the two permissions both generally, and in relation to those which apply to the northern access point in particular?

Buckinghamshire Council Response:

In relation to planning permission 21/08364/FUL (southern parcel of the Tralee Farm allocation), the permission has been implemented and development is currently underway. Bellway Homes has commenced construction and a number of dwellings have been occupied on the frontage element of the scheme adjoining Amersham Road.

With regard to planning permission 23/05440/OUT (northern parcel), this is an outline permission and Reserved Matters approval relating to that permission was recently granted on 24 June 2026 under application reference PL/25/2286/DE.

The representation from Hawridge refer to Condition 4 of planning permission 23/05440/OUT, which requires development to be carried out in accordance with the approved plans, including plans showing the alignment of the northern access. As the northern parcel was granted in outline, implementation of the approved access arrangements first required the approval of Reserved Matters. Given that Reserved Matters approval has only recently been secured, the northern access has not yet been constructed.

The outline permission remains extant, and the developer has 18 months from the approval of the Reserved matters application to implement.

The Outline permission can be viewed under application reference 23/05440/OUT: [23/05440/OUT | Outline application \(including details of access and layout\) for construction of 87 dwellings with associated landscaping, amenity space, infrastructure and parking following demolition of existing dwelling at 20 Wycombe Road with all other matters reserved | Tralee Farm 20 Wycombe Road Holmer Green Buckinghamshire HP15 6RY](#)

The Reserved Matters approval can be viewed under application reference PL/25/2286/DE: [PL/25/2286/DE | Approval of details comprising appearance, landscaping, and scale following outline planning permission 23/05440/OUT \(Outline application \(including details of access and layout\) for construction of 87 dwellings with associated landscaping, amenity space, infrastructure and parking following demolition of existing dwelling at 20 Wycombe Road with all other matters reserved\) | Land at Tralee Farm Wycombe Road Holmer Green Buckinghamshire.](#)