

Little Missenden Regulation 16 Submission Consultation – Survey Responses

Interest	Name	Support/Object	Comments
Resident	Matthew Fisher	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Ganga Kadirgamar	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	David McMillan	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Terry Cattle	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>I support the Neighbourhood Plan, particularly in respect of maintaining the Green Belt as well as ensuring no housing infill between villages and neighbourhoods.</p> <p>It is essential that we maintain an ongoing habitat for nature and wildlife.</p> <p>There is insufficient infrastructure and medical facilities to support any increase in population and existing roads are already overloaded and present severe risk of accidents.</p> <p>There is a need for affordable housing for first time buyers and existing wasteland and brownfield sites should be utilised as a priority.</p>
Resident	Daniel Ayres	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Resident	Community Campaigner David Barton	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	Use Traditional Architecture Design Codes as explained in more detail in my PDF Umbrella Representation previously emailed to you. This will support the LA on economic, ecological and environmental grounds as evidenced by leading academics and architects, etc.
Resident	Sharon Roche	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered

Interest	Name	Support/Object	Comments
Organisation - CALA	Peter Hodgson	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>SD4 - The wording of the proposed policy SD4 should be amended to say the majority (over 50%) should be 1-3 bedroom homes. Para 10.29 refers to a need for 2-3 bedroom homes. Para 10.31 states there is no substantive evidence to suggest that there is a specific housing need in the Parish. Para 6.21 of the Bucks LHNA confirms that the LHNA does not seek to determine rigid policy conclusions.</p> <p>SD3 - Should refer to other energy efficient measures such as Air Source Heat Pumps and Waste Water Heat Recovery.</p> <p>Supportive of paragraph 11.2 which confirms Holmer Green is a local hub for surrounding villages.</p>
Resident	Mrs. M. Bradstock	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I would like to thank all who helped develop this plan as most of it is excellent. The section concerning green spaces and buffer zones in Little Kingshill contains errors and my comments only relate to this section.</p> <p>Within Little Kingshill, the buffer zone covers the centre of the village but then extends into farmland north of Hare Lane. This area of land differs significantly from the rest of the open space in the centre of the village and it is not clear why this has been included in as part of the buffer zone. The northern area of farmland has been in continuous agricultural use for decades and is not open access or public amenity land contrary to what is stated in the text. The land is not public access and the gates are always locked. The area cannot be accessed by footpath and the field is only visible over the gates with the rest of the area hidden by trees-certainly not an "open" area. This error was pointed out in the consultation but not changed in the final text.</p> <p>[Photo available showing the field to north of Hare Lane showing padlocked gate and private property, keep out signs]</p> <p>I am concerned that whilst most of the plan is excellent, the northern end of the buffer zone in Little Kingshill cannot be justified and should be removed. Whilst I am not in favour of major development within the village, I agree with the Bucks local plan for villages and would welcome small scale appropriate development, especially meeting the need for downsizers and young people to improve the life of the village.</p>

Interest	Name	Support/Object	Comments
Resident	Richard Martin Bradstock	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>These comments solely refer to a farmed field NW of Hare lane bordering the Full Moon pub, Hare Lane.</p> <p>Field number 2424 owned by Portelet Property Holdings Ltd. 2.43 hectares</p> <p>This field provides the main permanent right of way to Bramley Farm which we own and farm. We also maintain and farm this field, with the owner's agreement, as part of a local commercial trading farm business, essential to the viability of the local rural economy supporting local families, the natural environment and the local supply of food.</p> <p>Referring to p47 Policy map 2 LK buffer zone Referring to "strategic gaps, buffer zones" page 12 section 38</p> <p>There are several wrong statements in these sections of the neighbourhood plan.</p> <p>"...have seen little commercial use in recent years." In fact it has been farmed and maintained as part of a vital farm business and livelihood for years.</p> <p>"In the absence of access restrictions..." In fact it has been locked with access prohibited for far more than 25 years. It is signed "PRIVATE PROPERTY KEEP OUT". Three further signs at the road entrance "No parking in this area, Access required 24/7 for tractors and large machinery." Photos can be provided on request.</p> <p>"...the land use is of great value to the community." In fact it cannot be used by the community and is of no value to the community"</p> <p>The farming model needs to change every year. Diversification is essential to sustain people locally and must not be hindered by new unnecessary and uninformed new limitations.</p>

Interest	Name	Support/Object	Comments
Resident	Laura Murrin	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>I am highly supportive of the rural green heart buffer zone in the centre of Little Kingshill which hopefully will preserve the rural green centre in the heart of our village - this is the only place in the village you can walk safely and enjoy the panoramic views and can see we live on a hill. this separation of the two halves of the village with the enjoyable walking space is a key part to the rural vibe and a place of connectivity with others also enjoying the nature and tranquility - so thank you.</p> <p>The green heart buffer zone contains ancient oak trees that I believe should be TPO'd and all the numerous hedgerows as per the Stuart King hedge dating report state they are 750 -1000 years old (bordering Hare Lane Holloway)- these hedgerows should also have protections on to prevent any landowner felling or removing in future.</p> <p>I think it is frustrating that Nags Head Lane falls under the Great Missenden parish rather than the same parish as the rest of Little Kingshill - I hope in future we could be put together under the same parish and a pavement be created to link us from Windsor lane all the way from Deep Mill Lane to the railway bridge by Nags Head Lane - this would improve connectivity within the village.</p>

From: [Deborah Castle](#)
To: [Neighbourhood Planning Mailbox](#)
Cc: [Laura Murrin](#)
Subject: [EXTERNAL] Little Missenden Neighbourhood Plan submission consultation
Date: 10 December 2025 08:10:08

Good morning!

I just wanted to add my voice to the Little Missenden Neighbourhood Plan submission.

I have lived in the village of Little Kingshill since 1969. It is crucial that the little villages, including Little Missenden & Little Kingshill retain their rural village atmosphere. Without these tiny villages, remaining as independent collections of houses, with a little church, for children to walk safely to school amongst the birdsong and fresh air, and communities to support each other, The British way of life has gone.

Please, please don't let monstrous change happen. For the good of generations to come. We have watched the countryside being decimated by HS2, please leave the villages alone.

I am sure you will do your best.

Keep Britain beautiful.

Best wishes

Deborah Castle
Sent from my iPhone

Penn Parish Council
Church Hall, Church Road
Penn, Bucks

HP10 8NY

5 December 2025

Clerk, Little Missenden Parish Council
c/o Planning Policy Team
Buckinghamshire Council
Walton Street Offices
Aylesbury
HP20 1UA

Dear Clerk and Councillors of Little Missenden Parish Council,

Re: Comments on the Draft Neighbourhood Plan for Little Missenden Parish

We welcome the opportunity to comment on the Little Missenden Parish Council Neighbourhood Plan. We applaud the team for an impressive, well-articulated plan which ably sets out local priorities for the parish.

On behalf of Penn Parish Council (PPC), I write to offer our observations and constructive comments on the draft Little Missenden Neighbourhood Plan (LMNP), recently submitted for consultation. As immediate neighbours whose own Penn Parish Neighbourhood Plan (PPNP) has now been “made” and forms part of the statutory development plan, we believe a collaborative approach is in the wider public interest, particularly in areas where the parishes share ecological, transport and landscape dependencies.

Below we comment on areas of alignment, potential concern, and opportunities for coordination.

1. Areas of Shared Vision and Alignment

- **Protection of Rural Character, Landscape & Green Belt / National Landscape**
The LMNP’s stated aims to protect rural character and landscape features, safeguard biodiversity, and conserve the parish’s countryside setting. This resonates strongly with the vision underpinning the PPNP. In Penn, our plan prioritises the “protection and enhancement of biodiversity, green spaces, wildlife habitats and the unique landscape setting in the Chilterns” as a key objective. (www.ppnp.online)
We therefore welcome this shared commitment, and encourage Little Missenden to continue placing robust emphasis on protection from inappropriate development.
- **Design Codes, Heritage Assets & Local Identity**
The draft LMNP’s inclusion of design codes, designation of conservation areas and heritage assets, and a desire to ensure any new building responds sensitively to local character aligns with our own approach under the PPNP. The PPNP includes a detailed Design Guidance and Codes appendix, aiming to secure high-quality design sympathetic to historic and rural character. We support this principle in LMNP and suggest an early review of how its design guidance can dovetail with adjacent parishes to avoid jarring transitions across parish boundaries.

- **Sustainable Housing Mix and Local Needs**
We note LMNP proposes to influence housing mix; this is consistent with Penn's approach, which emphasises smaller dwellings (1–3 bedrooms) where practicable to meet local needs. Penn Parish Council supports this emphasis on a balanced and local-needs led housing mix.
- **Green Infrastructure, Local Green Spaces, and Community Facilities**
The draft LMNP's commitment to protect and designate local green spaces, maintain and improve recreation areas, community facilities, and services mirrors Penn's own established policies under our Green Infrastructure Network and Local Green Spaces designations. We strongly endorse this, and see value in exploring cross-parish connectivity of green infrastructure (wildlife corridors, footpaths, cycle routes) between Little Missenden and Penn.
- **Sustainable Transport, Parking, and Travel Networks**
LMNP's recognition of parking provision, sustainable transport, and travel networks aligns with Penn's Infrastructure objective, which calls for safer streets, sustainable transport links including footpaths and cycleways, and sensitive traffic/parking solutions. Given the proximity of our parishes and shared road network, Penn PC would welcome early dialogue with Little Missenden PC to align on transport and traffic-calming measures, especially where through-routes or commuter flows overlap.

2. Observations & Recommendations for Little Missenden NP (from Penn's Perspective)

While the broad goals and direction of the LMNP are welcomed, we offer the following observations and recommendations for consideration before the plan proceeds to independent examination and referendum:

- **No Site Allocations (or Limited Scale / Infill Only)**
Our experience under PPNP is that avoiding large-scale site allocations helps preserve the rural and historic character of the parish; Penn's plan makes no site allocations and instead depends on windfall development under tight design and sustainability criteria. We recommend that LMNP considers following the same route — limiting new development to infill within existing settlements preferably using brownfield locations — unless there is compelling, evidence-based local need and clear demonstration of minimal environmental and landscape impact.
- **Clarity on Strategic Buffer Zones and Settlement Separation**
The LMNP mentions "strategic buffer zones" (or "strategic gaps") to protect landscape character and avoid coalescence. This is welcomed. We encourage clear mapping of those buffer zones and coordination with neighbouring parishes (including Penn) to ensure consistency, avoid overlap or gaps, and maintain effective separation of settlements.
- **Flexibility in Design / Sustainability Standards**
In Penn we recognised that stringent sustainability or zero-carbon criteria (e.g. Passivhaus-level standards) can sometimes conflict with local vernacular and design guidance. Accordingly, the PPNP allows some flexibility in building orientation, density and form to ensure schemes deliver both environmental and heritage/siting objectives. We suggest that LMNP include similar pragmatic flexibility, particularly for smaller, incremental developments, to avoid inadvertently discouraging needed housing while still delivering sustainability aims.
- **Cross-Parish Green Infrastructure Connectivity**
As noted, there is a clear opportunity for Little Missenden and Penn to coordinate on green

infrastructure: wildlife corridors, footpaths, local green spaces, sustainable travel routes. Early cooperation would give both parishes a stronger case when these provisions are brought forward under district or unitary planning decisions.

- **Transport, Traffic & Parking — Shared Pressures**

Given commuter flows and local roads that may traverse parish boundaries, Penn Parish Council would value being consulted on any LMNP proposals that affect transport or traffic, including parking standards, highway capacity, cycling/footpath routes, or traffic-calming.

3. Conclusion

Penn Parish Council welcomes the submission of the draft Little Missenden Neighbourhood Plan and broadly supports its objectives — particularly those related to conserving rural character, heritage, green infrastructure and sustainable development. We believe many of the LMNP's themes dovetail well with the recently adopted PPNP.

However, to ensure long-term coherence across adjoining parishes — especially between Little Missenden and Penn — we recommend that the Plan emphasises:

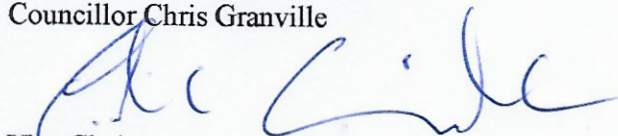
- a cautious approach to new development (infill over allocations / brownfield over greenfield),
- clear mapping and co-ordination of buffer zones and green corridors,
- pragmatic flexibility for design standards where needed,
- cross-parish consultation on transport and green infrastructure, and
- joint commitment to preserving shared landscapes and community infrastructure.

We would be pleased to discuss these suggestions in more detail with your Neighbourhood Plan Working Group.

Yours sincerely,

On behalf of Penn Parish Council

Councillor Chris Granville



Vice Chair

Penn Parish Council Planning Committee

Cc: Local Steering Group, Penn Parish Neighbourhood Plan
Buckinghamshire Council — Planning Policy Team

7th January 2026

Buckinghamshire Council
Via Email

Dear Sir/Madam,

Representation to Submission Little Missenden Neighbourhood Plan

We are writing on behalf of a landowner with interests in the village of Little Kingshill, to submit comments in relation to the Submission version of the Missenden Neighbourhood Plan. In particular, to Policy SD1 and the introduction of 'Strategic Gaps' and 'Strategic Buffer Zones' within the Neighbourhood Plan.

Our comments echo a representation previously submitted to Little Missenden Parish Council to their draft plan consultation in the summer of 2025.

Yours sincerely,



Shelley Jones
Director - Planning
shelley.jones@ruralsolutions.co.uk
01756 797501

We are writing on behalf of a landowner with interests in the village of Little Kingshill, to submit comments in relation to the draft Little Missenden Neighbourhood Plan. In particular, to Policy SD1 and the introduction of 'Strategic Gaps' and 'Strategic Buffer Zones' within the neighbourhood plan.

Policy SD1: Strategic Gaps, Strategic Buffer Zones and development within settlements

Inconsistency with Local Planning Policy

The National Planning Policy Framework (NPPF) states that Neighbourhood Plans (NP) should set out a 'positive vision' for the future of the local area. And must be in general conformity with the strategic policies of the Local Plan.

However, by its own admission, it would appear that Policy SD1 of the Neighbourhood Plan has been drafted in such a way as to provide 'protection' against the implications of potential emerging policy from the Local Planning Authority.

Specifically, it notes (within the Strategic Gaps and Buffer Zones document, paragraph 34) that the now withdrawn Draft Chiltern and South Bucks Local Plan 2036 - Publication Version, proposed releasing the village of Little Kingshill from the washed over Green Belt. It reports that *this has led to local concern about the vulnerability of currently open land within the centre to development which could have a detrimental impact on the character and form of the village*. "

It also specifically makes reference to 'local speculation regarding a potential 250 house proposal on this land', in response to land being put forward to a Call for Sites consultation run by Buckinghamshire Council (Strategic Gaps and Buffer Zones document, paragraph 37).

Part of the Neighbourhood Plan's explanation for the designation of land as 'Strategic Buffer Zones' is that they *"should only be designated on land between settlements or parts of settlements where potential development has been proposed in the call for sites, in areas close to settlements or along radial roads"*. (Table within paragraph 10, Strategic Gaps and Buffer Zones document, paragraph 34).

It is suggested that this does not represent 'positive planning' as the NPPF encourages, and that the Neighbourhood Plan is simply looking to prevent development coming forward in the villages. It is noted the Neighbourhood Plan does not propose any land for allocation in the villages.

Inconsistency with National Planning Policy

The Government introduced changes to Green Belt policy in its December 2024 updates to the NPPF. Green Belt policy still maintains high levels of protection for the Green Belt, setting out that development, except for the exceptions set out in paragraph 154, would be 'inappropriate development in the Green Belt' and not allowed unless special circumstances were demonstrated.

Current National Planning Policy however requires local planning authorities to undertake a Green Belt review as part of the plan making process. And this includes the identification of 'Grey Belt' land.

Grey Belt land is defined as land which does not contribute to purposes a, b and d of the NPPF. These are:

- a) to check the unrestricted sprawl of large built-up areas.
- b) to prevent neighbouring towns merging into one another.
- d) to preserve the setting and special character of historic towns.

The NPPG has confirmed that larger 'built up areas' (purpose a) does not apply to villages. And that purposes b) and c) does not relate to villages, only towns.

We note the Draft Neighbourhood Plan makes no reference to the concept of Grey Belt land and consider it should be considering these criteria when looking to effectively strengthen protection on Green Belt land, some of which could potentially be considered Grey Belt land, where this would be considered inappropriate in the context of National Planning Policy.

It is noted that the Neighbourhood Plan sees Strategic Buffer Zones as providing protection whether the village is maintained or removed from the washed over Green Belt. However, it currently remains within the Green Belt and as such the Neighbourhood Plan policies need to be considered in that context.

In our view, the introduction of 'strategic buffer zones' within the Neighbourhood Plan is not consistent with the clear direction of national policy to potentially allow for development in the Green Belt (Grey Belt) in sustainable locations, and where clear need exists, and where land does not contribute to the identified purposes of the Green Belt.

In this regard, we consider the proposed introduction of 'strategic buffer zones' to be inconsistent with national planning policy. We also consider that in the case of the Little Kingshill Buffer Zone, the potential sterilisation of this extensive tract of land from any level of development is inappropriate and premature ahead of the LPA undertaking a Green Belt and Grey Belt review for the county.

Proposed Little Kingshill Rural Heart Buffer Zone

We specifically have concerns regarding the extent of the proposed Little Kingshill Rural Heart Buffer Zone.

The draft NP states that these 'buffer zones' have been identified as areas where new development would have a *"harmful effect on the existing pattern of development, through coalescence of settlements or distinct parts of settlements"*.

An accompanying Strategic Gaps & Buffer Zones Paper sets out the Methodology for identifying these Strategic Buffer Zones.

In the specific case of the Little Kingshill Rural Heart Buffer Zone, the Strategic Gap paper seeks to protect the coalescence of what it describes as ‘the three separate built up areas’ which make up the village.

These three areas have been taken from the Chiltern Local plan, adopted in 1997, where Policy GB5 identified ‘developed areas’ where it stated that “*some further development can take place without harming the open rural character of the countryside*”.

We have concern about the proposed introduction of ‘strategic buffer zones’, to maintain these separate ‘developed areas’ identified in planning policy from 1997, and under a completely different national planning regime. And the consistency of this mechanism with current national planning policy, as set out above.

The commentary to GB5 states that these areas were identified for the sole purpose of the interpretation and implementation of the ‘limited infilling in villages’ policy and were based on the extent of development at that time, plus the policy context within which they were adopted. They should not automatically be taken as an appropriate basis on which to implement planning policy 30 years later, under a different national planning policy regime.

Furthermore, it is considered that the area of agricultural land between the northern and southern areas of the village already still benefits from existing protection against inappropriate development, without the introduction of a new ‘Buffer Zone’ designation.

The existing green corridor of woodland including Priestfield Arboretum provides a physical barrier to the merging of development north of Hare Road and development off Windsor Lane to the south. It is noted that the Neighbourhood Plan also looks to introduce additional protection to some of this area by the introduction of Local Green Space designations to some of these areas.

Existing, and proposed PROW, would still be retained and provided protection under their own legislation, without a ‘buffer zone’ designation being introduced across the whole central area of agricultural land.

It is also noted that the whole village and surrounding area also falls within the Chilterns National Landscape (AONB) and under national policy ‘great weight’ is given to the protection of the landscape and scenic beauty of the national landscape. Major development would only be allowed in exceptional circumstances and where public benefits greatly outweigh any harm.

The introduction of these ‘buffer zones’ introduces an unnecessary and ineffective additional tool, which would add no additional protection as the land is already protected by existing designations.

In the case of the Little Kingshill Buffer Zone, the suggestion of a buffer zone line which snakes diagonally across an extensive tract of agricultural land between the northern and southern built up areas of the village, is disproportionate in its extents and unnecessary given the existing protections already in place or proposed across this area.

A buffer zone should also not cross north of Hares Lane, as this is a distinct area, where only a small gap separates the existing residential development to the east and the Full Moon pub

to the south. Protecting this one field gap would be inconsistent with national policy which allows for infilling within villages. Development within this small c.40m gap along Hare Lane gap would not be harmful to the settlement pattern of Little Kingshill. And therefore, would not meet the Neighbourhood Plans own definition of a buffer zone.

Implementation

Notwithstanding the above, it is considered that the premise of the 'buffer zone' is unclear, and imprecise. Is it intended to prevent development just along the thin strip of land marked on the policy map, or within all the general area surrounding it?

The Strategic Gaps & Buffer Zones Background Paper notes this will be decided on a case-by-case basis, which has the effect of introducing additional uncertainty into the planning process, at a time when the government is striving to simplify and speed up the planning process.

Summary

As set out within, is it considered that:

- The proposed adoption of a 'Strategic Buffer Zone' at Little Kingshill, and the justification given in the plan for its location on land considered at risk of development through the Buckinghamshire local plan or planning application process, means in our view that the Neighbourhood Plan is inconsistent with the requirement in national planning policy for the plan to be positively prepared.
- Its introduction would also be premature ahead of the Local Planning Authority having undertaken its Green Belt Assessment, a requirement of national planning policy.
- Existing and proposed other protections, including National Landscape designations, existing and proposed public rights of ways, and proposed Local Green Space designations through the Neighbourhood Plan, give significant and appropriate protections to the setting of the village and additional protection by way of a 'Buffer Zone' is not justified.
- The proposed buffer zones as shown on the policies maps are unclear and imprecise and risk introducing delay and confusion into the planning system.

Date: 07 January 2026
Our ref: 534106
Your ref: Little Missenden Neighbourhood Plan



Planning Policy Team
Buckinghamshire Council

BY EMAIL ONLY

neighbourhoodplanning@buckinghamshire.gov.uk

Hornbeam House
Crewe Business Park
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Cheshire
CW1 6GJ
T 0300 060 3900

Dear Sir/Madam

Little Missenden Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 20 November 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, [National Parks \(England\)](#), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

Our Ref: 105181-024

17 December 2025

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ

t. 01530 412821
fishergerman.co.uk

Buckinghamshire Council / Little Missenden Parish Council
neighbourhoodplanning@buckinghamshire.gov.uk
via email only

Dear Sir /Madam,

Little Missenden Regulation 16 NP Consultation November – January 2026 Representations on behalf of National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET.

NGET assets within the Plan area

Following a review of the above Neighbourhood Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.

Asset Description

ZL ROUTE TWR (343 - 449A): 400kV Overhead Transmission Line route: AMERSHAM - EAST CLAYDON - IVER 1 - AMERSHAM - EAST CLAYDON - IVER 2.

A plan showing details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.

<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

New Infrastructure

Currently there are no known new infrastructure interactions within the area, however demand for electricity is expected to rise as the way NGET power our homes, businesses and transport changes. As the nation moves towards net zero, the fossil fuels that once powered the economy will be replaced with sources of low-carbon electricity, such as offshore wind farms.

The UK Government has committed to reach net zero emissions by 2050. This means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. Decarbonising the energy system is vital to this aim.

NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.

The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.

Accordingly, we request that the Council is cognisant of the above.

Further Advice

NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.



We would be grateful if you could add our details shown below to your consultation database, if not already included:

Angela Brooks MRTPI, Partner

ngplanning@fishergerman.co.uk

Fisher German LLP
The Estates Office
Ashby de la Zouch
LE65 2UZ

Tiffany Bates, Development Liaison Officer

box.landandacquisitions@nationalgrid.com

National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Angela Brooks MRTPI
Partner**

For and on behalf of Fisher German LLP

Further Guidance

NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

NGET's 'Design guidelines for development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgrid.com/document/345326/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

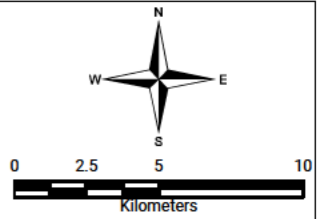
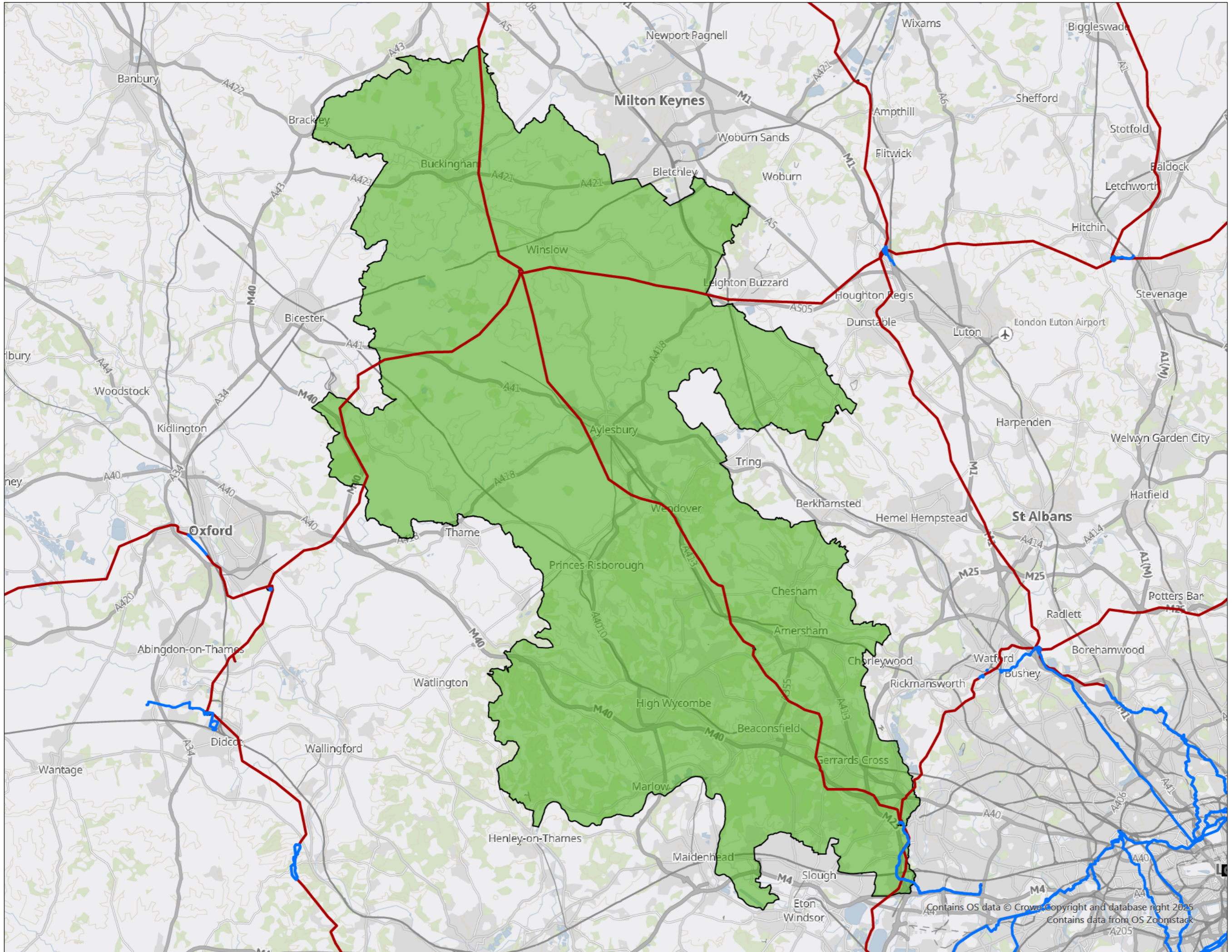
NGET's statutory safety clearances are detailed in their Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: <https://www.nationalgrid.com/document/349291/download>

How to contact NGET

If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nqplanning@fishergerman.co.uk





- LEGEND:**
- Cable
 - OHL
 - Substation
 - LPA Area

REVISION: A
 CLIENT: **nationalgrid**

SCHEME:
 PLANNING INTERACTION

TITLE:
 LPA ASSET INTERACTION

FP: 105181-024
 SCALE: 1:262,000 @ A3
 DATE: 20/05/2025

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 fisherman.co.uk

DRAWING REF:
 NG-2025-03-MT-OP-LPA-
 Buckinghamshire LPA

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Little Missenden Neighbourhood Plan 2025 Consultation

Comment Form Questions

1. Please enter your name

Nexus Planning on behalf of Hawridge Land

2. Please enter your address

Nexus Planning

3rd Floor, Suite 2, Apex Plaza

Forbury Road

Reading

RG1 1AX

3. Please enter your email address

j.teahon@nexusplanning.co.uk

4. Which section, page or paragraph of the plan are you commenting on?

- a. Policy SD1: Strategic Gaps
- b. Paragraphs 10.3 to 10.11 (Strategic Gaps)
- c. Annex 1 – Policies maps. Policy Map 1: Holmer Green Strategic Gap and Buffer Zone

5. Please state your comments or concerns

Introduction

- a. These representations are submitted on behalf of Hawridge Strategic Land in relation to the ongoing Little Missenden Neighbourhood Plan submission consultation, which is running from 20th November 2025 – 8th Jan 2026. We have previously submitted representations on the draft Little Missenden Neighbourhood Plan (the “dNP”) during the Regulation 14 Consultation which ran from the 7th May to the 25th June 2025.
- b. The Little Missenden Neighbourhood Plan Consultation Statement provides feedback on the aforementioned previously submitted representations, detailing that the text and policy have been modified to clarify that the area of land referred to in the dNP as the Tralee Farm Strategic Gap is ‘used as an example of where separation between settlements has been reduced so significantly that there is a need to protect the remaining small area’, and adding that ‘there is no ‘statutory duty’ applicable for the NP to allocate the proposed northern entrance to the Tralee Farm site’. Policy SD1 has been revised to remove the provision for new development which would encroach visually and/or functionally on the Strategic Gap to be refused.
- c. However, whilst Hawridge Strategic Land welcomes the removal of the provision for new development to be refused, we consider that this modification does not go far enough, especially in regard to the statutory duty. As such, we reiterate the points raised in our previous reps.

Tralee Farm Strategic Gap

Summary

- a. The dNP purports to allocate land at Tralee Farm as a “strategic gap” and, while the text in draft Policy SD1, which sets out in respect of development at Tralee Farm that “New development which would encroach visually and/or functionally on the Strategic Gap should be refused” has now been removed from the plan, it remains designated on the Policy Map at Annex 1 (the “Draft Allocation”).
- b. Tralee Farm sits outside of Little Missenden Parish Council’s Neighbourhood Area, is outside of the dNP boundary and is already subject to the Hazlemere Neighbourhood Plan 2023 (“Reason 1”). Therefore, it cannot lawfully be included in the dNP.
- c. The Watchet Lane Buffer Zone, whilst similarly located outside of the Plan Area, is shown in purple to denote that it sits outside of the area. The Draft Allocation is however still shown in green, as though it were inside the Plan Area.
- d. Further, the Draft Allocation is inconsistent with the Wycombe District Local Plan 2019, the Hazlemere Neighbourhood Plan 2023 and the planning permissions that have been granted by Buckinghamshire Council with references 23/05440/OUT and 21/08364/FUL (“Reason 2”).
- e. On the basis of Reason 1 alone, the Draft Allocation is unlawful and must be removed from the dNP. The Draft Allocation also cannot be taken forward because of Reason 2 (notwithstanding that it is unlawful in any event, regardless of conflict with the Local Plan).
- f. The dNP is also unlawful because it does not allocate land within the dNP neighbourhood area for the northern access into the Tralee Farm site from Wycombe Road. Therefore, it is contrary to the statutory duty to support the delivery of the Local Plan allocation. The land for such access must be positively allocated in the dNP in order to comply with the statutory duty.

Site Allocations and Planning Permissions

- g. The Tralee Farm site is allocated by Policy HW8 of the Wycombe District Local Plan 2019 for redevelopment (the “LP Allocation”).
- h. The LP Allocation does not identify a strategic gap in this location. The LP Allocation does require that development of the site “maintain a sense of separation between Hazlemere and Holmer Green, through the layout of the site” (which is different from an identified or specific strategic gap within the site) while also requiring a “comprehensive development of the site within Wycombe District”.
- i. Figure 14 of the Local Plan which supports the LP Allocation (appendix 1 to this Response), as well as the supporting paragraphs in the Local Plan, identifies access into Tralee Farm from the north, off Wycombe Road as follows (paragraph 1.70): “There is also potential vehicular access to the north, to Wycombe Road – as a minimum pedestrian and cycle access will be needed here. Access to the north is particularly important because it is here that residents will get access to local facilities and local bus services, including those on Browns Road/Wycombe Road in Holmer Green” (the “Northern Access”).
- j. The Tralee Farm site is also allocated by Policy HAZNP5 of the Hazlemere Neighbourhood Plan, which is in accordance with the LP Allocation.
- k. The planning permission granted by Buckinghamshire Council (the “LPA”) dated 9 August 2024 with reference 23/05440/OUT (the “First 2024 Permission”) makes provision for the Northern Access, as well as for redevelopment of the northern part of the Tralee Farm site. A separate planning permission has been granted by the LPA for the southern part of the Tralee Farm site dated 16 August 2024 with reference 21/08364/FUL (the “Second 2024 Permission”) (with the First and Second 2024 Permissions, together, being the “Permissions”, copies of which are appendices 2 and 3 to this Response).

Site Location

- l. The Tralee Farm site is situated within the Hazlemere neighbourhood area and outside the boundary of the Little Missenden neighbourhood area. The land for the Northern Access is, however, within the Little Missenden neighbourhood area and within the dNP area.

Relevant Statute and National Policy

- m. Section 38B(1) of the Planning and Compulsory Purchase Act 2004 (the “PCPA”) provides that a “neighbourhood development plan...may not relate to more than one neighbourhood area” i.e. it can only relate to its own neighbourhood area and not a different neighbourhood area.
- n. Paragraph 8 of Schedule 4B TCPA requires a neighbourhood plan to meet the “Basic Conditions”, including “(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order...and...the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”
- o. Paragraph 13 of the National Planning Policy Framework (“NPPF”) requires that “Neighbourhood plans should support the delivery of strategic policies contained in local plans”.
- p. Paragraph 30 of the NPPF provides that “Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies” and that “Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area”.
- q. Section 38C(2) PCPA applies section 61O of the Town and Country Planning Act 1990 (the “TCPA”) to neighbourhood plans. Section 61O TCPA provides that in exercising any functions relating to neighbourhood plans “local planning authorities must have regard to any guidance issued by the Secretary of State”. This includes the Planning Practice Guidance (the “PPG”) (which authorities must already have had regard to) which authorities consequently have a statutory duty to have regard to in respect of neighbourhood plans.
- r. The PPG provides that:
 1. “A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies.”¹
 2. “Neighbourhood plans should not re-allocate sites that are already allocated through these strategic plans.”²
 3. A neighbourhood plan should not “be used to constrain the delivery of a strategic site allocated for development in the local plan or spatial development strategy.”³
 4. A neighbourhood plan “should support the strategic development needs set out in strategic policies for the area, plan positively to support local development and should not promote less development than set out in the strategic policies.”⁴

Application of statute, policy and guidance to the draft Neighbourhood Plan Tralee Farm Policy

- s. Primary Legal Issue: By seeking to make the Tralee Farm site subject to the dNP, the dNP is unlawful because it contravenes section 38B(1) PCPA by seeking to apply policy to land both which is outside the Little Missenden neighbourhood area and which is in a different, formalised neighbourhood area (it is included in the Hazlemere neighbourhood plan). Therefore, the dNP cannot lawfully proceed in its current form.

¹ Paragraph: 004 Reference ID: 41-004-20190509

² Paragraph: 044 Reference ID: 41-044-20190509

³ ibid

⁴ ibid

- t. Further Legal Issue: A subsidiary legal issue (leaving aside that, as explained above, the dNP is not in any event capable of lawfully making the Tralee Farm site subject to the dNP) is that the site is already subject to allocations in the Local Plan and Hazlemere Neighbourhood Plan. Therefore, *even if* the dNP could allocate the Tralee Farm site (which it cannot – see above) any such allocation would need to be in conformity with the allocations in the Local Plan and Hazlemere Neighbourhood Plan, and support delivery of the Local Plan policies, in accordance with Paragraph 8 of Schedule 4B TCPA; NPPF paragraph 13; NPPF paragraph 30; and the PPG and Section 38C(2) PCPA (which gives statutory importance to the PPG).
- u. The draft allocation in the dNP for the Tralee Farm site is not in general conformity with the existing development plan allocations because: (1) those allocations do not identify the site (or part of it) as a strategic gap; (2) the dNP does not allow for the continuation of the Northern Access through the site from its northern boundary (instead, identifying that area as a strategic gap)

Application of statute etc to the Northern Access within the draft Neighbourhood Plan Tralee Farm

- v. As the Northern Access is within the Little Missenden Neighbourhood Area, the dNP is lawfully capable of containing planning policy which applies to that land. However, for such policy to be lawful it must, as above, be in general conformity with development plan allocations and support delivery of the Local Plan policies.
- w. The Local Plan allocates the site under policy HW8 for residential use and, as set out above, the LP Allocation places significant importance on delivery of the Northern Access as part of the LP Allocation – not just in itself but also for the success of the wider allocation. In other words, delivery of the Northern Access is vital for the delivery of the LP Allocation.
- x. The indicative locations for the Northern Access are shown in Figure 14 of the Local Plan (appendix 1) (which the Hazlemere Neighbourhood Plan mirrors). Further, condition 4 of the First Planning Permission requires development of the northern portion of the site to be carried out in accordance with certain approved drawings, including the “Required Site Access Alignment (141278/A/A07)” and the “Proposed Site Layout (23018-P101)” (appendices 4 and 5 to this Response).
- y. Accordingly, the First Planning Permission as granted by the local planning authority secures the Northern Access and, together with the Second Planning Permission, supports the delivery of and gives practical effect to the LP Allocation (which includes the Northern Access, together with a wider comprehensive development). The Northern Access provides the sole means to secure appropriate connectivity both for the northern portion of the Tralee Farm site, but also for the entire development of the LP Allocation i.e. it is fundamental to the scheme. We also draw attention to the Inspector’s appeal decision (ref. 3296128, at Appendix 6), which in paragraphs 30-41 and 47-49 addresses the importance of connectivity and the practical delivery of the Northern Access.
- z. It follows, therefore, that the dNP as it relates to the land on which the Northern Access is to be situated must *actively* support the delivery of the Northern Access in order to also support delivery of the LP Allocation as a whole in line with the Permissions. Currently, the dNP does no such thing and is, therefore, contrary to the above statutory provisions, national policy and guidance, and thus unlawful.

6. Are there changes you wish to see to this part of the plan?

Tralee Farm Site

- aa. As the purported allocation of the Tralee Farm Strategic Gap is unlawful for the reasons set out above in response to question 5, it must be removed from the dNP.
- bb. If it were to remain in the dNP at the time of adoption, then such adoption would be unlawful and inclusion of the Tralee Farm site within the dNP would be *ultra vires* of the statutory powers and national policy for neighbourhood plan making and, therefore, subject to legal challenge in the High Court.

Northern Access

- cc. As the dNP does not allocate the land required for the Northern Access under the LP Allocation it is unlawful for the reasons set out above in response to question 5.
- dd. The dNP, therefore, must allocate such land for the Northern Access in order to comply with the statutory and national policy and guidance requirements to support the delivery of the LP Allocation.

From: [Beata Ginn](#)
To: [Neighbourhood Planning Mailbox](#)
Cc: [Planning SE](#); [Patrick Blake](#); [Spatial Planning](#); "transportplanning@df.gov.uk"
Subject: [EXTERNAL] FORMAL RESPONSE@2025 12 29: (NH/25/13830) Little Missenden Neighbourhood Plan – Publication of plan proposal – Regulation 16 of The Neighbourhood Planning (General) Regulations 2012
Date: 29 December 2025 13:51:25

FAO: Neighbourhood Planning, Buckinghamshire Council

Our Reference: NH/25/13830

Re: Little Missenden Neighbourhood Plan – Publication of plan proposal – Regulation 16

Dear Sir or Madam,

Thank you for your e-mail dated 20 November 2025, inviting National Highways to comment on the above consultation.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority, and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M25 and M40 motorways.

We have reviewed the above consultation and have 'No comments'.

Regards

Mrs Beata Ginn (Assistant Spatial Planner (Area 3))

South East Region, Operations Directorate
National Highways | Ground Floor, Building 1000, Cathedral Square, Guildford,
GU2 7YL.

Mobile: 0787 204 6392

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

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From: [Diane Clarke](#) on behalf of [Town Planning NWC](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] bucks Little Missenden Neighbourhood Plan – Publication of plan proposal
Date: 24 November 2025 13:44:47
Attachments: [image010.png](#)
[image011.png](#)
[image001.emz](#)
[image002.png](#)
[Planning Advice Note Network Rail outside parties and development adjacent to the railway 2025.pdf](#)

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

OFFICIAL

Network Rail Ltd comments on neighbourhood plans.

Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).

Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.

Network Rail – railway specific advice notice to LPAs/Developers Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could

impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

Asset Protection Comments:

Developments in the policy area should be notified to Network Rail to ensure that:

(a) Access points / rights of way belonging to Network Rail are not impacted by developments within the area.

(b) That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.

- Drainage works / water features
- Encroachment of land or air-space
- Excavation works
- Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues
- Lighting impacting upon train drivers' ability to perceive signals
- Landscaping that could impact upon overhead lines or Network Rail boundary treatments
- Any piling works
- Any scaffolding works
- Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)
- Any use of crane or plant
- Any fencing works
- Any demolition works
- Any hard standing areas

For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height.

All initial proposals and plans should be flagged up to the Network Rail Town Planning at the following address:

Email: TownPlanningNWC@networkrail.co.uk

Railway Station

Consideration should be given in Transport Assessments to the potential for increased footfall at Railway Stations as a result of proposals for residential development / employment areas within the neighbourhood area. Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning decisions.

Level Crossings

Developments within the neighbourhood area should be accompanied by a TS/TA which includes consideration of the impact of proposals upon any level crossings with mitigation implemented as required. We would encourage the Council to adopt specific policy wording to ensure that the impact of proposed new development (including cumulative impact) on the risk at existing level crossings is assessed by the developer(s), and suitable mitigation incorporated within the development proposals and funded by the developer(s). TS/TAs should be undertaken in conjunction with the local highways authority with advice from Network Rail. Contributions will be sought where proposals impact on level crossings to mitigate the impacts of those developments. Where level crossing closure is the only option, the applicant is advised that closure would be via s257 of the T&CPA, and that closure would be required before the occupation of any dwellings.

Network Rail – railway specific advice notice to LPAs/Developers Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

From

Diane Clarke RTPI Tech
Town Planning Technician NWC
Network Rail Property (NW&C)
Square One, 4 Travis Street, Manchester M1 2NY
Email: TownPlanningNWC@networkrail.co.uk

NetworkRail



Network Rail Town Planning Advice Note Planning Applications adjacent to/near the Railway

This briefing note serves to remind LPAs of their statutory obligations to consult Network Rail (NR) on certain planning applications and to highlight key risks and considerations associated with development near operational railway infrastructure.

Statutory Role of Network Rail

Network Rail is a statutory consultee under the Development Management Procedure Order:

- **Article 16:** For any planning application within **10 metres** of relevant railway land.
 - **Schedule 4 (J):** For any development likely to result in a **material increase in the volume or a material change in the character of traffic** using a **level crossing**.
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Consultation Objectives

Consultation with NR ensures that:

- The **impacts of development on the railway**—both during construction and as a permanent arrangement—are properly assessed.
 - **Mitigation measures** are considered and incorporated into planning decisions.
 - **Railway safety, infrastructure integrity, and operational access** are protected.
-

Developments near level crossings can increase safety risks in several ways, including:

- Obstructing views or causing vehicle queues
- Changing the type of crossing users (e.g. adding cyclists or horse riders)
- Increasing traffic during construction
- Introducing noise that affects hearing approaching trains
- Blocking visibility of warning signs
- Attracting minors or vulnerable users (e.g. elderly, disabled)
- Increasing footfall due to nearby amenities or public rights of way
- Creating cumulative impacts from multiple developments

Types of Development of Concern

Certain construction and development activities near railways must be assessed by NR due to potential safety and infrastructure impacts. These include:

- Drainage and earthworks
 - Piling, demolition, and heavy machinery use
 - Scaffolding, cranes, and plant equipment
 - Electromagnetic interference and reflective surfaces
 - Solar farms, illuminated signage, and wind turbines
 - Noise, vibration, dust, and hazardous materials
 - Proximity of new buildings to the railway with future maintenance in mind
 - Risk of bridge strikes from increased HGV traffic
 - Open storage near railway boundaries
 - Balconies and boundary treatments
-

Consultation Process

LPAs are requested to notify NR of relevant planning applications by contacting:

TownPlanningNWC@networkrail.co.uk

For clarification on whether a proposal may impact the railway, LPAs are encouraged to submit details to the above email. NR will review and respond accordingly.

Access Restrictions and Asset Protection

Access to NR land to facilitate development is not permitted, unless this is specifically agreed under an Asset Protection Agreement.



Little Missenden Neighbourhood Plan

Buckinghamshire Council's Comments on the Little Missenden Neighbourhood Plan Reg16 Submission Consultation

Team	Section/ policy	Page	Comment
Policy	Whole plan		We commend the presentation of the plan, it is really well laid out and of good quality, with the policies and photos and supporting text all very clear.
		4	"organized" change to English spelling "organised"
Policy	NE1	19	<p>"Proposals should be accompanied by a survey that establishes the age, health and longevity of any affected trees or hedgerows." This might constitute an extra validation requirement that we do not currently have. Suggest – "applicants are encouraged to carry out a survey..."</p> <p>It would be good to reference where the locations of historic orchards, and cherry orchards are.</p>
Policy	NE2	21	BNG requirements are regularly updated and so it would be good to amend this policy to ensure it has longevity by referencing the latest guidance in the policy.
Heritage	HE2 Local Heritage Assets	23/2 4	<p>These are the types of Heritage Assets which are being described in the plan:</p> <ol style="list-style-type: none"> 1. Grade listed buildings, 2. Locally listed buildings (NDHA), and 3. Identifies Local Heritage Assets (these are buildings you would hope would be added to the local list) <p>It is important to be clear on the status of each heritage asset in policy so it is clear, points 1 and 2 are nationally recognised terms which have a process in how they are designated and used in decision making,</p>

Team	Section/ policy	Page	Comment
			<p>see this guidance for further information: https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated</p> <p>Suggest changing policy HE2 to say “<i>All development proposals affecting non-designated heritage assets and the identified local heritage assets set out in annex 2...</i>”</p> <p>NDHA’s need to be added to the second paragraph of the policy too.</p> <p>Be mindful that a new draft of the NPPF is being consulted on and paragraphs/numbering will change</p>
Policy	SD1	25	<p>The Tralee Farm Strategic Gap and the Watchet Lane Buffer Zone are outside of the designated nei Proposals should be accompanied by a survey that establishes the age, health and longevity of any affected trees or hedgerows. gighbourhood area and including them in the plan and policies map is misleading and does not meet the basic conditions, because NP polices can only cover the Neighbourhood Area to which the NP relates.</p>
Policy	SD1	25-27	<p>The map identifying the Little Kingshill Rural Heart Buffer Zone lacks sufficient clarity. The buffer zone is illustrated using a zigzag line, which does not clearly define its precise extent. It is therefore recommended that, should the policy be kept in the plan beyond examination, the area is shown using a more definitive method.</p> <p>The supporting commentary states that the buffer zone has been designated in response to changes to Green Belt designations. However, the land currently remains within the Green Belt. Moreover, the evidence base for the emerging Local Plan for Buckinghamshire, including the published Green Belt Review, does not propose removing this site from the Green Belt. While the intention of the Neighbourhood Plan to provide additional protection should circumstances change is acknowledged, the introduction of a buffer zone in this location is considered unnecessary and duplicative. The area is already subject to several layers of protection: it remains within the Green Belt, it is washed over by the Chilterns National Landscape. Parts of the larger site area have also been designated as Local Green Space in the Neighbourhood Plan.</p>

Team	Section/ policy	Page	Comment
			<p>The site is not proposed for removal from the Green Belt in the Local Plan for Buckinghamshire evidence published in March. The land falls within Green Belt parcel OGB21a1, as set out in the relevant Appendix 10 Site Proforma (https://media.buckinghamshire.gov.uk/documents/Buckinghamshire_GBA_-_Appendix_10_Proformas_Settlement_Not_Applicable_Part1.pdf) The assessment concludes that the parcel is “not grey belt, as the [assessment area] both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to a footnote 7 constraint”.</p> <p>Furthermore, the Planning Practice Guidance (PPG) confirms that villages are not regarded as “large built up areas” for the purpose of identifying grey belt land. Consistent with this, the published Green Belt Assessment Main Report (https://media.buckinghamshire.gov.uk/documents/Buckinghamshire_GBA_-_Main_report_260212.pdf) does not identify Little Kingshill as a large built-up area.</p> <p>Given the above, and new information from the March 2026 Local Plan evidence, the policy does not add anything to the planning context.</p>
Economic Development	11.7 and Policy LF1	35, 36	We are supportive of the protection of Class E uses but with permitted development rights, is this possible through the approach outlined in the Neighbourhood Plan?
Policy	LF2	38	<p>The first sentence of this policy reads more like a statement/objective. Suggest deleting the first sentence and including it in the objective section of the plan in some way and suggest changing policy as follows: “Existing open spaces, allotments and recreation facilities will be protected from development.” Proposals which would reduce the quality or quantity of existing open spaces, allotments and recreation facilities will only be permitted where the existing facilities are re-provided to a better quality or quantity in an appropriate location.”</p> <p>We also suggest that it would be helpful to provide a list of the “open spaces, allotments, recreation facilities” for clarity in the supporting text or an appendix.</p>

Team	Section/ policy	Page	Comment
Policy	LF3: Local Green Spaces	39	<p>Annex 4 shows a list of the sites designated as LGS, and it is unclear where each of these are located as the maps are inconsistent and it is difficult to cross reference between the maps and table. Are all the proposed LGS mapped?</p> <p>It might be helpful to number the sites in a numerical order, 1,2,3 etc. we understand this is because some of the assessed sites have not been included but it makes it a lot harder to read the list when the numbers jump around. The full list of assessed sites also does not appear in the LGS Evidence Document.</p> <p>Some of the LGS are linear in nature as stated in the consultation statement and seen on the maps, these may be more appropriate as green infrastructure or walking/cycling routes, Public Rights of Way are already covered in policy TT2.</p> <p>As most of these sites are in the Green Belt, they already have the highest protection from development available. As an LGS designation just replicates the protection that GB has, for the reasons above, they may be seen as a duplication.</p> <p>We note in the consultation report the reference to this paragraph in relation to LGS sites in the Green Belt. Paragraph: 010 Reference ID: 37-010-20140306 Revision date: 06 03 2014 https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space <i>“If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.</i></p> <p><i>One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community”</i></p> <p>If the examiner is minded to delete some of the LGS in the policy on grounds of duplication of Green Belt policy, it might be worth those sites which are deleted being categorised or identified as areas of particular importance to the local community. So that their significance is still communicated within the neighbourhood plan.</p>

Team	Section/ policy	Page	Comment
Economic Development	11.17, 11.18 and policy LF4	39	We welcome the support for new and growing businesses, including farm-based operations.
Heritage			<p>Whilst we acknowledge the importance of curbing carbon emissions and improving energy efficiency, care should still be taken so that this does not have a detrimental impact on the significance and special character of heritage assets or the CA</p> <p>Suggest greater emphasis on embodied carbon which looks at the life cycle of a building. This encourages the reuse and retrofit of existing buildings rather than demolition and reconstruction which can have a large carbon footprint that is often underestimated taking into consideration the whole life cycle of a building. This may help to reduce the number of applications for demolition and encourage retrofitting where possible instead.</p>
Housing	Policy SD4		We understand that the most up to date evidence base is the Local Housing Needs Assessment that has been published as part of the Reg 18 consultation in the emerging Local Plan and does not refer directly to Little Missenden, therefore significant weight cannot be given to it. Nevertheless, disregarding it entirely seems premature as there is strong evidence to suggest that the building of new affordable homes will help with the long-term sustainability of rural communities. The Neighbourhood Plan may benefit from inclusion of specific policies on the provision of affordable housing lower than the national threshold and/or on rural exception sites.
Traffic and Transport	TT1 and TT2	42	<p>We would just reiterate our previous comments below: We would suggest that more consideration could be made in relation to the following:</p> <ul style="list-style-type: none"> • Car sharing schemes could be supported in new developments to support more transport choices and the limited bus service provision. • Secure and accessible cycle storage should be a requirement for all new properties. • Safety considerations should be set out clearly in both TT1 and TT2 particularly in relation to on street parking and street lighting. • Consider electric charging provision in shared parking spaces as well. • The prioritisation of pedestrians and cyclists in new highway improvement schemes should be supported.

Team	Section/ policy	Page	Comment
Heritage	Annex 2: NDHA		<p>Remove <i>'Part of Buckinghamshire CC Heritage project therefore not included in NHP assessment'</i> and replace with Locally Listed by Buckinghamshire Council except for:</p> <p>Holmer Green – Finchers Hyde Heath – Snowdrop Cottage Little Missenden – Leonard House, Garden Walls NE of Manor House</p> <p>these are not yet adopted so the wording should state Nominated for the Local List</p> <p>NB We can nominate the other NDHAs if location and architectural and historical details are provided directly to the heritage project officer: lisa.harvey@buckinghamshire.gov.uk</p>
	Annex 2		Annex 2 should be updated to reflect the updates to the Local Heritage List as some of the buildings have been added to the list and are no longer in progress
			"Annex 4: Table of Aims and Policies" This should be updated to annex 5.